Karen Johnson Davidson County
Batch# 940283 DEEDWARR
11/10/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20221110-0120741

Name and Address of New Owner:
Camille Collinsworth and Meagan Stewart
2163 Bayport Avenue
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 044 09 0B 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacob Baggett, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Camille Collinsworth and Meagan Stewart, a married couple, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit 42, Phase 1 on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0337385, amended in Instrument Nos. 20190627-0062402 and 20200116-0005698, and Attorney's Certificate in Instrument No. 20200416-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Jacob Baggett, a single man, by Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, dated May 28, 2020 and filed of record in Instrument No. 20200529-0055618 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2163 Bayport Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of November, 2022.

(SEAL)
Jacob Baggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2022, before me personally appeared Jacob Baggett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of November, 2022.

Notary Signature
My commission expires: 11-3-25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$349,900.00~~ * $339,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Sworn to and subscribed before me this 10th day of November, 2022.

Notary Signature
My commission expires: 2/1/23

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-10-2022.

Tracey Trumphour
Affiant
Date: 11-10-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of November, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY