(2)

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1069-TH

Karen Johnson Davidson County
Batch# 1389422 DEEDWARR
03/06/2026 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20260306-0018245

Name and Address of New Owner:
Nicholas Marinuzzi
2163 Bayport Avenue
Old Hickory, TN 37138

Send Tax Bills To:
NEW OWNER

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, **Camille Collinsworth and Meagan Stewart, a married couple, as tenants by the entirety**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Marinuzzi, an unmarried man,** "the Grantee," 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. 20190423-0037385, as Amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No. 20210825-0115036 and Instrument No. 20250203-0007844, and Attorney's Certificate recorded in Instrument No. 20200406-0036201, 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 Camille Collinsworth and Meagan Stewart, a married couple, as tenants by the entirety, by Warranty Deed from Jacob Baggett, a single man, of record in Instrument No. 20221110-0120741, in the Register's Office of Davidson County, Tennessee, dated November 10, 2022 and recorded on November 10, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: 2163 Bayport Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 5th day of March, 2026.

Camille Collinsworth by Meagan Stewart as her Attorney-In-Fact (SEAL)
Camille Collinsworth by Meagan Stewart, as her Attorney-in-Fact

(SEAL)
Meagan Stewart

STATE OF COLORADO
COUNTY OF Larimer

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Meagan Stewart,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2026.

Notary Signature
My commission expires: 02-17-2028

MICHAEL ROBERT HARVEY
Notary Public
State of Colorado
Notary ID # 20164006414
My Commission Expires 02-17-2028

STATE OF COLORADO
COUNTY OF Larimer

before me personally appeared **Meagan Stewart,** to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of **Camille Collinsworth** as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of **Camille Collinsworth**.

Witness my hand, at office, this 4th day of March, 2026.

Notary Signature
My commission expires: 02-17-2028

MICHAEL ROBERT HARVEY
Notary Public
State of Colorado
Notary ID # 20164006414
My Commission Expires 02-17-2028

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 $295,000.00, 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 Williamson

Sworn to and subscribed before me this 5th day of March, 2026.

Notary Signature

My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the 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 3/5/2026.

Date

Affiant Signature

3/5/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029