WARRANTY DEED

Karen Johnson Davidson County
Batch# 521073 DEEDWARR
11/25/2020 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20
20201125-0138318

O-BMR-20-2227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/28/2023

(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katie Del Rocco and Timothy Joseph Del Rocco	**NEW OWNER**	
(NAME)	(NAME)	**163-07-0A-117.00-CO**
2227 Dale View Drive	**NEW OWNER**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER G. WISE, JR. AND MELANIE K. WISE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATIE DEL ROCCO AND TIMOTHY JOSEPH DEL ROCCO, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Final Plat of Resubdivision of Lots 1-11, 61-66, 76-95 and 102-132, Ridgeview UDO, Phase One of record in Instrument No. 20120807-0070420 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter G. Wise, Jr. and Melanie K. Wise, husband and wife by Quitclaim deed from Samuel H. Morales and Aura J. Garcia, a married couple of record in Instrument No. 20171106-0113885 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 06, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20120807-0070420, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080512-0048644, as amended in Instrument No. 20120619-0053771, and Instrument No. 20140825-0077255, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Inspection and Maintenance Agreement for Private Stormwater Facilities of record in Instrument Number 20081120-0114320, Instrument No. 20090922-0088019, and Instrument No. 20081120-0114360, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Comcast of Nashville I, LLC of record in Instrument Number 20090316-0023090, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8757, Page 832 and Book 8764, Page 706, in the Register's Office for Davidson County, Tennessee.
- Declaration of Reciprocal Easement Agreement of record in Instrument Number 20081203-0117279, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060809-0097641, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2227 Dale View Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 17th DAY OF NOVEMBER, 2020.

Peter G. Wise by Brian Mitchell attorney in fact

Peter G. Wise, Jr., by his attorney in fact, Brian Mitchell

Melanie K. Wise by Brian Mitchell attorney in fact

Melanie K. Wise, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , 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 PETER G. WISE, JR. AND MELANIE K. WISE, and who acknowledged he/she/they executed the same as the free act and deed of the said PETER G. WISE, JR. AND MELANIE K. WISE.

Witness my hand and official seal, this the 17th of November, 2020.

Stacey Denson Palmer

Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John A Ball Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, [illegible] a/an/the notary public for this county and state, John A Ball Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

ANA LOWE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY