QUITCLAIM DEED

Karen Johnson
Batch # 1160801
07/23/2024 09:33:19 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240723-0055119

STATE OF TENNESSEE

COUNTY OF DAVIDSON

This Instrument Prepared By:
Seth Connell, Esq.
Connell Law, PLLC
107 W. Lytle St., Suite C
Murfreesboro, TN 37128

I swear or affirm that the actual consideration for this transfer is $0.00.

Timothy J. Del Rocco

Katie E. Del Rocco

AFFIANTS

Subscribed and sworn to before me on this 18th day of July, 2024.

Notary Public

My Commission Expires: 1/17/2027

SETH T. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1/17/27

Name & Address of New Owner:	Send Tax Bills To:	Map Parcel Number:
Del Rocco Family Living Trust 2227 Dale View Dr. Antioch, TN 37013	Timothy J. & Katie E. Del Rocco 2227 Dale View Dr. Antioch, TN 37013	163-07-0A-117.00-CO

Know all men that **Timothy Joseph Del Rocco and Katie Del Rocco, husband and wife,** Grantors, grant, convey, and forever quitclaim to the **Del Rocco Family Living Trust**, Grantee, its heirs, successors, and assigns, their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, 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 made for a more complete description of the property.

Being the same property conveyed to **Katie Del Rocco and Timothy Joseph Del Rocco** by **Peter G. Wise, Jr. and Melanie K. Wise, husband and wife,** by warranty deed dated November 17, 2020, and recorded with the Register's Office on November 25, 2020 in Instrument No. 20201125-0138318.

This is an improved property commonly known as: 2227 Dale View Dr. Antioch, TN 37013

This conveyance is subject to:

- Property taxes for the current and subsequent years, a lien, but not yet due and payable;

- All matters shown on the Plan of record in Instrument No. 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, ln 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;
- The rights of others in and to the common areas and/or elements; and
- Any and all existing easements and restrictions as shown of record not stated herein.

This instrument was prepared without the benefit of a title search. The interest released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. The preparer of the deed makes no representation regarding the property description, as the description comes from the prior deed and information provided by the Grantors.

Witness our hands this 18th day of July, 2024.

Timothy J. Del Rocco, Grantor

Katie E. Del Rocco, Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Notary Public for said County and State, **Timothy Joseph Del Rocco and Katie Del Rocco**, the within named bargainers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons freely and voluntarily executed this instrument for the purposes contained.

Witness my hand and official seal at office, this 18th day of July, 2024.

Notary Public

My Commission Expires: 1/17/2027

SETH T. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1/17/27