This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25331-AP

Karen Johnson
Batch # 1399755
03/31/2026 10:12:24 AM
Fees: $13.00 Taxes: $1,507.01

Davidson County
DEEDWARR
2 pgs

20260331-0025375

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $407,300.00.

Affiant

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

Subscribed and sworn to before me, this the 27th day of March, 2026.

Notary Public
My Commission Expires: 1/30/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bradley Thomas Erb Mary Ruth Erb 2227 Dale View Drive Antioch, TN 37013	Republic Bank & Trust Company 601 West Market Street Louisville, KY 40202	163-07-0A-117-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy J. Del Rocco and Katie E. Del Rocco, Trustees of Del Rocco Family Living Trust dated July 18, 2024, restated September 6, 2025**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bradley Thomas Erb and Mary Ruth Erb, a married couple**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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

Being the same property conveyed to Del Rocco Family Living Trust by Quitclaim Deed from Timothy Joseph Del Rocco and Katie Del Rocco, husband and wife, dated July 18, 2024, recorded July 23, 2024, of record in Instrument No. 20240723-0055119, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Timothy Joseph Del Rocco and Katie Del Rocco, husband and wife by Warranty Deed from Peter G. Wise, Jr. and Melanie K. Wise, husband and wife, dated November 17, 2020, recorded November 25, 2020, of record in Instrument No. 20201125-0138318, said Register's Office.

This is improved property located at: **2227 Dale View Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2026.

GRANTOR:

Del Rocco Family Living Trust dated July 18, 2024, restated September 6, 2025

By: _____
Timothy J. Del Rocco, Trustee

By: _____
Katie E. Del Rocco, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy J. Del Rocco and Katie E. Del Rocco, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trusteea of Del Rocco Family Living Trust dated July 18, 2024, restated September 6, 2025, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of March, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/22/30