Karen Johnson Davidson County
Batch# 1353816 DEEDWARR
12/04/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,030.30
20251204-0096453

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7612-MC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $819,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2025.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cooper Anstett and Mara Lee Chaben 1417 Calvin Avenue Nashville, TN 37206	CMG MORTGAGE INC DBA CMG FINANCIAL 3160 CREEK CANYON RD, STE 400 SAN RAMON, CA 94583	083 05 0 413.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **1417 Calvin LLC, a South Carolina Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Cooper Anstett and Mara Lee Chaben, husband and wife** (individually and/or collectively, "Grantee"), a 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. 16 on the Plan of WEBB AND JOHNSON'S SUBDIVISION, of record in Plat Book 57, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to 1417 Calvin LLC, a South Carolina Limited Liability Company, by Quitclaim Deed from Nelson R. Ploch and Samantha Ploch, husband and wife, of record in Instrument No. 20231006-0078874, in the Register's Office of Davidson County, Tennessee, dated October 04, 2023 and recorded on October 06, 2023. Further being the same property conveyed to Nelson R. Ploch and Samantha Ploch, husband and wife, by Warranty Deed from Richard Piliponis and Heather Piliponis, husband and wife, of record in Instrument No. 20210223-0022472, in the Register's Office of Davidson County, Tennessee, dated February 19, 2021 and recorded on February 23, 2021.

This is ☒ improved or ☐ unimproved property located at: **1417 Calvin Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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, 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 24th day of November, 2025.

GRANTOR:

1417 Calvin LLC, a South Carolina Limited Liability Company

By: _____
Roger F. Ploch, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Roger F. Ploch, Authorized Agent** 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 he is the **Authorized Agent of 1417 Calvin LLC**, 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 24th day of November, 2025.

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11-24-25.

Affiant Signature

3rd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202512040096453