Karen Johnson Davidson County
Batch# 1372657 DEEDWARR
01/22/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260122-0005474

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260153089**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2026. Notary Public My Commission Expires: 3/3/26

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

WARRANTY DEED

Address New Owner: Stephen Saucerman and Anne Ramsey Saucerman 4913 Montclair Dr Nashville TN 37211	Send Tax Bills To: FIRST BANK 722 COLUMBIA AVE FRANKLIN, TN 37064	Tax Information: Tax Parcel ID No. 146-08-0-148.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Esther R. Koop f/k/a Esther R. Kaplan and Darien L. Koop, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen Saucerman and Anne Ramsey Saucerman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 425, on the Plan of Crieve Hall Estates, Section Six, of record in Plat Book 2331, Pages 1 and 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Esther R. Kaplan and Darien L. Koop, as joint tenants with right of survivorship by Warranty Deed from Richard A. Epstein Jr. and Emily J. Epstein, Husband and Wife of record in Instrument No. 20150821-0084546 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 21, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 1 and 2, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2332, Page 92, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictive Covenant for Detached Structure of record in Instrument Number 20181106-0110080, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4913 Montclair Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 15th day of January, 2026.

Esther R. Koop f/k/a Esther R. Kaplan

Darien L. Koop

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Esther R. Koop f/k/a Esther R. Kaplan and Darien L. Koop, 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 15th day of January, 2026.

Notary Public
My Commission Expires: _____



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 January 15, 2026

Affiant Signature

21st day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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