Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250952344

Karen Johnson Davidson County
Batch # 1338599 DEEDWARR
10/27/2025 10:16:46 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20251027-0085071

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.

Affiant

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

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dean Channell Copelan, Sr. and Ashley Amos Copelan 1616 West End Avenue 1705 Nashville TN 37203	New Owner	Tax Parcel ID No. 092-12-4A-032.00-CO

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, **Joe F. Brannon, III and Brandi Brannon, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dean Channell Copelan, Sr. and Ashley Amos Copelan, 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 Unit No. 1705 of The Residences at Broadwest, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of record in Instrument No. 20201123-0137217, as amended in Instrument No. 20210817-0111256, Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, as set forth in said Declaration. Reference is hereby made to the plan of The Residences at Broadwest, as shown on Exhibit Map to the Declaration, of record in Instrument No. 20201123-0137217, as amended in Instrument No. 20210817-0111256, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Joe F. Brannon III and Brandi M. Brannon, a married couple by Special Warranty Deed from 1600 West End Avenue Partner, LLC a Tennessee limited liability company of record in Instrument No. 20211222-0169439 Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on December 22, 2021.

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 as Instrument Number 20080702-0068641, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201123-0137217, as Amended in Instrument Number 20210817-0111256 and Instrument Number 20220201-0011431 and Instrument No. 20220615-0068119, Being a Part of the Master Condominium Deed establishing Broadwest, of record in Instrument Number 20201123-0137216, as amended in Instrument Number 20210817-0111257, 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

Articles of Organization of record in Instrument Number 20180322-0027297 and Instrument No. 20200225-0021059, and 20201204-0141155, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument Number 20201204-0141154, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances in favor of The Metropolitan of record in Instrument Number 20080411-0036787, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190425-0038139, in the Register's Office for Davidson County, Tennessee.
Agreement or Dedication of Public Right of Way of record in Instrument Number 20190423-0037193, in the Register's Office for Davidson County, Tennessee.
Grant of Easement in favor of Comcast Cable Communications Management LLC of record in Instrument Number 20201228-0153304, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20080211-0013427 and Instrument No. 20070510-0055978, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1616 West End Avenue 1705 Nashville TN 37203

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 24th day of October, 2025.

Joe F. Brannon, III

Brandi Brannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe F. Brannon, III and Brandi Brannon, 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 24th day of October, 2025.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Feb. 28, 2026