Karen Johnson Davidson County
Batch# 1379096 DEEDWARR
02/11/2026 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260211-0010607

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF FEBRUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/22/26

BROOKE THOMAS NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3549LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anna Claire Copeland		081 08 3K 013.00
1720 Delta Avenue		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELIZABETH CAO NGUYEN ESPARZA AND CRUZ ESPARZA WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANNA CLAIRE COPELAND, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1720 Delta Avenue, Nashville, TN 37208

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 4th day of February, 2026.

X _____
Elizabeth Cao Nguyen Esparza

X _____
Cruz Esparza

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ELIZABETH CAO NGUYEN ESPARZA AND CRUZ ESPARZA, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 4th day of February, 2026.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 13, on the Plan of The Artisan North Townhomes (formerly Delta Avenue Townhomes), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180807-0077637, amended and restated in Instrument 20190823-0084867, further amended in Instrument 20191122-0120723, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Elizabeth Cao Nguyen Esparza and Cruz Esparza, wife and husband, by Special Warranty Deed from March Developments, LLC, a Tennessee limited liability company, dated March 11, 2021, and recorded March 12, 2021, of record in Instrument No. 20210312-0033565, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 57, Page 71, of the Public Records of Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180807-0077637 (Plat and Private/Common shown as Exhibit B on Page 18; and By-Laws shown as Exhibit C on Pages 19-27), said document being amended and restated to change name to The Artisan North Townhomes in Instrument No. 20190823-0084867 (Plat and Private/Common Elements shown as Exhibit B on Page 19; and By-Laws shown as Exhibit C on Pages 20-28), and as further amended in Instrument No. 20191122-012072, of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

6. Charter for The Artisan North Townhomes Homeowners' Association, Inc., recorded in Instrument No. 20190823-0084868, of the Public Records of Davidson County, Tennessee.

7. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180604-0053197, of the Public Records of Davidson County, Tennessee.

9. Subject to rights of others in and to the common areas and/or elements.

10. Rights of adjoining owners to party wall(s) located partly on the Land.

TRUE COPY CERTIFICATION

I, JEREMY B. BELL, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/9/26.

J. B. Bell

AFFIANT SIGNATURE

Date: 2/10/26

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 10th, day of February, 2026.

Brooke Thomas

Notary's Signature

MY COMMISSIONS EXPIRES: 9/22/26

Notary's Seal:

BROOKE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY