WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $715,000.00.

Dean Channell Copelan Jr.
Affiant

Subscribed and sworn to me on 02/18/26.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1382813 DEEDWARR
02/19/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20260219-0013264

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dean Channell Copelan Jr. 1209B Dallas Ave. Nashville, TN 37212	SAME AS NEW OWNER	118 01 0 460.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael J.M. Campobasso and Cynthia P. Campobasso, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Dean Channell Copelan Jr., hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Number 34-B on the Plan of the Zone Lot Division of Lot 34, Victoria Place, of record in Plat Book 332, Page 10, as amended in Plat Book 6900, Page 541, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael J.M. Campobasso and Cynthia P. Campobasso, husband and wife by Warranty Deed from Kevin Michael Perkins and Gwendolene Nicole Davis-Perkins, husband and wife, of record in Instrument No. 20220422-0046487, Register's Office for Davidson County, Tennessee, dated April 13, 2022, and recorded on April 22, 2022.
>
> This is improved property known as 1209B Dallas Ave, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and 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 hands on 02/18/2026.

Michael J. M Campobasso

Michael J. M Campobasso

Cynthia P Campobasso

Cynthia P. Campobasso

STATE OF Florida
COUNTY OF Volusia

On 02/18/2026, before me personally appeared Michael J. M Campobasso and Cynthia P. Campobasso, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. produced id Tn DRIVER LICENSE

Witness my hand and official seal on 02/18/2026.

Joseph Kaplan

Online Notary

NOTARY PUBLIC Joseph Kaplan

My Commission Expires: 01/24/2029

JOSEPH KAPLAN
Notary Public - State of Florida
Commission # HH 613554
Expires on January 24, 2029

Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 02/18/2026.

John Cobb Rochford

Date: 02/18/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 02/18/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29