Karen Johnson Davidson County
Batch# 1459029 DEEDQC
08/12/2026 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260812-0074695

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dean C. Copelan, Trustee and Ashley A. Copelan, Trustee 1616 West End Avenue Unit 1705 Nashville, TN 37203	Dean C. Copelan, Trustee and Ashley A. Copelan, Trustee 1616 West End Avenue Unit 1705 Nashville, TN 37203	092 12 4A 032.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, DEAN CHANNELL COPELAN, SR. and ASHLEY AMOS COPELAN (collectively, "Grantor"), hereby quitclaim and convey to DEAN C. COPELAN, TRUSTEE OF THE DEAN C. COPELAN REVOCABLE TRUST and ASHLEY A. COPELAN, TRUSTEE OF THE ASHLEY A. COPELAN REVOCABLE TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, a 50% undivided interest each in that certain real property 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 by deed of record as Instrument #20251027-0085071, Register's Office for Davidson County, Tennessee.

This is property known as 1616 West End Ave., Unit 1705, Nashville, Tennessee.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10th day of August, 2026.

DEAN CHANNELL COPELAN, SR.

ASHLEY AMOS COPELAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Dean Channell Copelan, Sr. and Ashley Amos Copelan, 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, as of this 10th day of August, 2026.

GENEVIEVE LEHMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 14, 2030

Notary Public
My Commission Expires: July 14th, 2030

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Samuel R Knell
Affiant

Subscribed and sworn to before me, this 10th day of August, 2026.

GENEVIEVE LEHMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 14, 2030

Notary Public
My Commission Expires: July 14th, 2030

51656023.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 10, 2026 (date of document).

Affiant Signature

08/10/2026

Date

State of Tennessee

County of Davidson

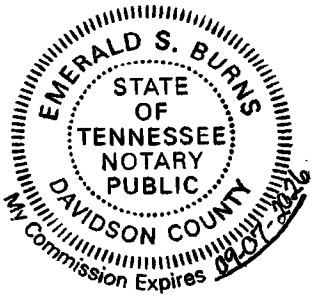
Sworn to and subscribed before me this 10 day of August, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



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