



FINANCIAL DISCLOSURE REPORT

Clerk of the House of Representatives • Legislative Resource Center • B81 Cannon Building • Washington, DC 20515

FILER INFORMATION

Name: Darden Hunter Copeland
Status: Congressional Candidate
State/District: TN07

FILING INFORMATION

Filing Type: Candidate Report
Filing Year: 2025
Filing Date: 09/08/2025
Period Covered: 01/01/2024– 08/08/2025

SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
320 44th, LLC [OL] LOCATION: Nashville, TN, US DESCRIPTION: Historic grocery building		\$500,001 - \$1,000,000	Rent	None	None
529 - DC1 [5F] LOCATION: VA	JT	\$50,001 - \$100,000	Tax-Deferred		
529 - DC2 [5F] LOCATION: TN	JT	\$50,001 - \$100,000	Tax-Deferred		
921 Main, LLC [OL] LOCATION: Nashville, TN, US DESCRIPTION: Commercial office building		\$5,000,001 - \$25,000,000	Rent	None	None
Berger Building, LLC [OL] LOCATION: Nashville, TN, US		\$5,000,001 - \$25,000,000	Rent	None	None

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
DESCRIPTION: Commercial office building					
Nashville PowderTech Services, LLC [OL]		\$500,001 - \$1,000,000	Capital Gains	None	None
LOCATION: Nashville, TN, US DESCRIPTION: Industrial powdercoating company.					
Rental Home [RP]	JT	\$500,001 - \$1,000,000	Rent	\$15,001 - \$50,000	\$15,001 - \$50,000
LOCATION: Nashville, TN, US					
Rutledge VCF LLC [OL]		\$100,001 - \$250,000	Capital Gains	None	None
LOCATION: Nashville, TN, US DESCRIPTION: Investment in eight-story mixed-use project containing 174-microhousing apartments with one commercial space in downtown Nashville.					
Stockwell Property, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$2,501 - \$5,000	\$5,001 - \$15,000
LOCATION: Tennessee, TN, US DESCRIPTION: Commercial warehouse building.					
Uptown Investment Group, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	None	None
LOCATION: Nashville, TN, US DESCRIPTION: Commercial real estate					
Calvert Street Roth IRA ⇒ American Funds Capital World Growth & Income Fund Class A Shares (CWGIX) [MF]		\$15,001 - \$50,000	Tax-Deferred		
Calvert Street Roth IRA ⇒ American Funds New World Fund A (NEWFX) [MF]		\$15,001 - \$50,000	Tax-Deferred		
Calvert Street Roth IRA ⇒ Capital Income Builder Cl A Shs (CAIBX) [MF]		\$1,001 - \$15,000	Tax-Deferred		
Complexion SEP ⇒ American Funds Growth Portfolio Class A (GWPAX) [MF]	SP	\$100,001 - \$250,000	Tax-Deferred		
IRA Rollover ⇒ Acadian Emerging Markets Portfolio Investor Class (AEMGX) [MF]		\$1,001 - \$15,000	Tax-Deferred		

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
IRA Rollover ⇒ Baillie Gifford Emerging Market Fund- Institutional Class (BGEGX) [MF]		\$15,001 - \$50,000	Tax-Deferred		
IRA Rollover ⇒ Baird Aggregate Bond Fund Institutional Class (BAGIX) [MF]		\$15,001 - \$50,000	Tax-Deferred		
IRA Rollover ⇒ Baron Discovery Fund Institutional Shares (BDFIX) [MF]		\$1,001 - \$15,000	Tax-Deferred		
IRA Rollover ⇒ Columbia Small Cap Value Fund I Class I (CSCZX) [MF]		\$15,001 - \$50,000	Tax-Deferred		
IRA Rollover ⇒ Dodge & Cox International Stock Fund - Class I (DODFX) [MF]		\$15,001 - \$50,000	Tax-Deferred		
IRA Rollover ⇒ Dodge & Cox Stock Fund - Class I (DODGX) [MF]		\$50,001 - \$100,000	Tax-Deferred		
IRA Rollover ⇒ Edgewood Growth Fund Insti (EGFIX) [MF]		\$50,001 - \$100,000	Tax-Deferred		
IRA Rollover ⇒ Goldman Sachs GQG Partners International Opportunities Fund - Investor Shares (GSINX) [MF]		\$1,001 - \$15,000	Tax-Deferred		
IRA Rollover ⇒ Hartford Schroders International Stock Fund (SCIEX) [MF]		\$1,001 - \$15,000	Tax-Deferred		
IRA Rollover ⇒ Hood River Small-Cap Growth Fund, Institutional Shares (HRSMX) [MF]		\$15,001 - \$50,000	Tax-Deferred		
IRA Rollover ⇒ John Hancock Diversified Macro Fund Class I (JDJIX) [MF]		\$1,001 - \$15,000	Tax-Deferred		
IRA Rollover ⇒ John Hancock Fds III Disciplined Value Fund Class I (JVLIX) [MF]		\$50,001 - \$100,000	Tax-Deferred		
IRA Rollover ⇒		\$15,001 - \$50,000	Tax-Deferred		

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
JPMorgan Core Bond Fund I Class (WOBDX) [MF]					
IRA Rollover ⇒ Macquarie Large Cap Growth Fund Institutional (IYGIX) [MF]		\$50,001 - \$100,000	Tax-Deferred		

* Investment Vehicle details available at the bottom of this form. For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

SCHEDULE C: EARNED INCOME

Source	Type	Amount Current Year to Filing	Amount Preceding Year
Calvert Street Group, LLC	Schedule K	\$75,756.00	\$86,000.00
Complexion Nashville, LLC	Spouse Schedule K	N/A	N/A

SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
	Volunteer State Bank	September 2018	Mortgage Loan	\$500,001 - \$1,000,000
	Insbank	December 2015	Mortgage Loan	\$1,000,001 - \$5,000,000
	Insbank	December 2021	Mortgage Loan	\$1,000,001 - \$5,000,000
	Insbank	November 2022	Mortgage Loan	\$250,001 - \$500,000
	Insbank	March 2016	Mortgage Loan	\$5,000,001 - \$25,000,000
JT	Chase	Ongoing	Credit card	\$10,000 - \$15,000
JT	Citi	Ongoing	Credit card	\$10,000 - \$15,000
JT	Rocket Mortgage	May 2008	Mortgage Loan	\$100,001 - \$250,000

SCHEDULE E: POSITIONS

Position	Name of Organization
Board Member	Historic Nashville, Inc.
COMMENTS: 501c3. Unpaid.	
Board Member	Nashville Wine Auction
COMMENTS: 501c3. Unpaid.	

SCHEDULE F: AGREEMENTS

None disclosed.

SCHEDULE J: COMPENSATION IN EXCESS OF \$5,000 PAID BY ONE SOURCE

None disclosed.

SCHEDULE A INVESTMENT VEHICLE DETAILS

- Complexion SEP (Owner: SP)
DESCRIPTION: Natalie's Complexion SEP
- IRA Rollover
DESCRIPTION: Darden's SC 401k
- Calvert Street Roth IRA
DESCRIPTION: Darden's Roth IRA

EXCLUSIONS OF SPOUSE, DEPENDENT, OR TRUST INFORMATION

Trusts: Details regarding "Qualified Blind Trusts" approved by the Committee on Ethics and certain other "excepted trusts" need not be disclosed. Have you excluded from this report details of such a trust benefiting you, your spouse, or dependent child?
☐ Yes ☒ No

Exemption: Have you excluded from this report any other assets, "unearned" income, transactions, or liabilities of a spouse or dependent child because they meet all three tests for exemption?
☐ Yes ☒ No

CERTIFICATION AND SIGNATURE

☒ I CERTIFY that the statements I have made on the attached Financial Disclosure Report are true, complete, and correct to the best of my knowledge and belief.

Digitally Signed: Darden Hunter Copeland , 09/08/2025