Karen Johnson Davidson County
Batch# 971958 DEEDWARR
02/17/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20230217-0011779

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221143056**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00. Affiant Subscribed and sworn to before me, this 17th day of February, 2023. Notary Public My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Pelican Funds, LLC. 3405 Ocean Drive Vero Beach, FL 32963	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 01 0 222.00

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, **Fry Classic Construction, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pelican Funds, LLC.**, ("Grantees"), its 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 Lot No. 35 on the Plan of Idle Wild of record in Plat Book 161, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 35 fronts 50 feet on the Southerly margin of Halcyon Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fry Classic Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed From Mary Elizabeth Hulsey, of record in Instrument No. 20210519-0068168, in the Register's Office of Davidson County, Tennessee, dated May 12, 2021 and recorded on May 19, 2021.

Being the same property conveyed to Mary Elizabeth Hulsey, by Quitclaim Deed From Luis Ricardo Oropeza, of record in Instrument No. 20200904-0101450, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020 and recorded on September 04, 2020.

Being the same property conveyed to Mary Elizabeth Oropeza and husband, Luis Oropeza, by Warranty Deed From The Estate of Sarah Mae Harris, of record in Instrument No. 20160223-0017246, in the Register's Office of Davidson County, Tennessee, dated February 17, 2016 and recorded on February 23, 2016.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Idle Wild, as recorded in Plat Book 161, Page(s) 120.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 716, Page 763.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20211201-0159184 and Instrument No. 20220907-0100462.

Easement for Sewer, recorded in Book 716, Page 763.

This is improved property located at 1015 Halcyon Avenue Nashville TN 37204

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, Grantor has executed this instrument on this 17th day of February, 2023.

Fry Classic Construction, LLC, a Tennessee limited liability company

By: _____
Robert Fry, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Brady Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Fry Classic Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 17th day of February, 2023.

_____
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Pam Autry,** 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 this the 17th day of February, 2023.

Affiant Signature
Date 02/17/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

