RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1231285
01/29/2025 10 19 00 AM
Fees $13 00 Taxes $4,255 00

Davidson County
DEEDWARR
2 pgs

20250129-0006819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEAL: STATE OF TENNESSEE NOTARY PUBLIC JEFFREY WHITE WILLIAMSON COUNTY My Comm Exp April 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Higgins and Candace Higgins	Same as	
(NAME)	(NAME)	
601 Madison Street #209	New Owner	082-13-0K-209.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PELICAN FUNDS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES HIGGINS AND CANDACE HIGGINS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 209 of The Elliott School Condominiums, as shown on the Plat of record on Exhibit C to the Master Deed of The Elliott School Condominiums, of record in Instrument Number 20210603-0074528 and recorded on June 6, 2021, as amended by Amendment to Master Deed of record in Instrument No. 20220211-0016111 and recorded on 2/11/2022 in the Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being the same property conveyed to Pelican Funds, LLC, a Delaware limited liability company by Special Warranty Deed from Mainland Germantown, LLC, a Tennessee limited liability company of record in Instrument No. 20220223-0020657 Register's Office for Davidson County, Tennessee, dated January 26, 2022 and recorded on February 23, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 601 Madison Street #209, Nashville, TN 37208
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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

JW2025-074

Witness my hand this 15 day of January, 2025

PELICAN FUNDS, LLC

BY: _____

FREDERICK E. COOPER, JR., MANAGER

STATE OF FLORIDA
COUNTY OF Indian River

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Frederick E. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of Pelican Funds, LLC, and that he as such Manager of Pelican Funds, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of Pelican Funds, LLC.

Witness my hand and official seal this 15 day of January, 2025.

Commission expires:

Chelsea King
Notary Public

CHELSEA KING
Notary Public
State of Florida
Comm# HH260957
Expires 5/4/2026

JW2025-074