Karen Johnson Davidson County
Batch# 1315426 DEEDQC
08/27/2025 02:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250827-0068676

QUITCLAIM DEED

Note: This instrument is prepared based upon information provided by the parties. No title search was performed in preparation of this Quitclaim Deed. The preparer makes no representation as to the status of title.

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

J. Walker Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF AUGUST, 2025.

NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis
ORTALE KELLEY, Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Pelican Funds, LLC, a Delaware limited liability company 3405 Ocean Drive Vero Beach, FL 32963	Same	082-13-0K-312.00-CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **James Higgins and Candace Higgins ("Grantors")**, by these presents, quitclaims, grants, and conveys unto **Pelican Funds, LLC, a Delaware limited liability company, ("Grantee")**, its successors and assigns, any and all their interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 312 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, and as amended by the Third Amendment to the Master Deed of record in Instrument No. 202508270068675, all in the Register's Office for Davidson County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being a portion of the same property conveyed to James Higgins and Candace Higgins by Pelican Funds, LLC, a Delaware Limited Liability Company, by Deed of record in Instrument Number 20250129-0006819, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY

Property Address: 601 Madison Street, #312, Nashville, TN 37208

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 27th day of August, 2025.

James Higgins

Candace Higgins, by James Higgins, her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of July, 2025, before me personally appeared **James Higgins and Candace Higgins, by James Higgins, her attorney-in-fact**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 August 27, 2025 (date of document).

Affiant Signature

August 27, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

