Karen Johnson Davidson County
Batch# 1369468 DEEDWARR
01/13/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260113-0003192

Warranty Deed

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $515,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of January, 2026. Notary Public My commission expires: 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Davey B. Daniel Brooke R. Daniel	NEW OWNERS	082130K00100CO
206 Flint Street		
Signal Mountain, TN 37377		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PELICAN FUNDS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVEY B. DANIEL AND BROOKE R. DANIEL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain Condominium, 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 in Instrument No. 20210817-01111417, and as amended by Amendment to Master Deed of record in Instrument No. 20220211-0016111 and 3rd Amendment in Instrument No. 20250827-0068675, 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 part of 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.

Being part of the same property conveyed to James Higgins and Candace Higgins by Warranty Deed from Pelican Funds, LLC, a Delaware limited liability company, dated January 15, 2025 and recorded January 29, 2025 in Instrument No. 20250129-0006819, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Pelican Funds, LLC, a Delaware limited liability company by Quitclaim Deed from James Higgins and Candace Higgins, dated August 27, 2025 and recorded August 27, 2025 in Instrument No. 20250827-0068676, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 601 Madison Street, apt 312, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of January, 2026.

Pelican Funds, LLC, a Delaware Limited Liability Company

By: _____
Frederick E. Cooper, Jr., Manager

STATE OF Georgia
COUNTY OF Chatham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frederick E. Cooper, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Pelican Funds, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of January, 2026.

_____
Notary Public

My Commission Expires: 10/02/2028

ULYSSA SPENCER
Notary Public - State of Georgia
Chatham County
My Commission Expires Oct 2, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 2-2-2026

Affiant Signature

13th day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028