Karen Johnson Davidson County
Batch# 1218423 DEEDWARR
12/19/2024 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $624.93
20241219-0098798

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $168,900.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 16th day of December, 2024.

Notary Public:
My Commission Expires: 9/7/2026

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Flipski Potates, LLC 2817 West End Ave. #126-588 Nashville, TN 37203	New Owner	042-11-0B-133.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wendy Cottell and Kelli McDonald, heirs as law of Irma Cottell (aka Irma Frances Cottell)** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Flipski Potatoes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

Being Apartment Unit No. 136 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Book 9654 Page 906, and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed in Book 6484, Page 287 for a more complete identification and description of said unit.

BEING the same property conveyed to Irma Cottell by Warranty Deed from Wendy L. Westbrook Kinkead, married (joined by her spouse, Timothy S. Kinkead), dated 9/30/1996 and recorded 10/7/1996 in Book 10218, Page 455, Register's Office for Davidson County, Tennessee. The said Irma Cottell (aka Irma Frances Cottell) died on October 15, 2024 leaving Wendy Cottell and Kelli McDonald as her heirs at law. See Affidavits of Heirship of Record as Instrument No. 202412190098795, 202412190098796 and 202412190098797, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all matters contained in Master Deed & By-Laws of record in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9654, Page 906, and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee.

Subject to amendments to By-Laws in Book 9256, Page 848 and Instrument No. 20031229-0183195, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter in Book 6418, Page 478, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants in Book 4424, Page 740, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easements in Book 4675, Page 46 and Book 5515, Page 982, Register's Office for Davidson County, Tennessee.

Subject to Easement Exception in Book 5084, Page 580, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement in Book 6979, Page 521, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__XX) improved (____) unimproved property, known as: 136 Heritage Trace, Madison, TN 37115

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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.

Witness my/our hand(s) this the 16th day of December, 2024.

Wendy Cottell

Kelli McDonald

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Wendy Cottell and Kelli McDonald, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of December, 2024.

Commission Expires: 9/27/26

Notary Public:



Certificate of Authenticity

I, Holly A. Mason, 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 December 16, 2024.

Affiant Signature

12/16/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of December, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

