Karen Johnson Davidson County
Batch# 1348148 DEEDWARR
11/20/2025 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20251120-0092487

WARRANTY DEED

CARRIE THOMPSON Notary Public STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-24-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bridget McPherson and Bruce McPherson	Bridget McPherson and Bruce McPherson	
(NAME) 136 HERITAGE TRACE DR	(NAME) 136 HERITAGE TRACE DR	042-11-0B-133.00-CO
(ADDRESS) MADISON, TN 37115	(ADDRESS) MADISON, TN 37115	
(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, **Flipski Potatoes LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bridget McPherson, an unmarried woman, and Bruce McPherson, a married man, tenants in common,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF 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, Book 6380, Page 989 and further supplemented and amended in 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 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, of record in Book 10218, Page 455, Register's Office for Davidson County, Tennessee, dated September 30, 1996 and recorded on October 07, 1996. Said Irma Cottell (aka Irma Frances Cottell) having deceased on or about October 15, 2024. Affidavits of Heirship of record as Instrument No. 20241219-0098795, Instrument No. 20241219-0098796 and Instrument No. 20241219-0098797, naming Wendy Cottell and Kelli McDonald as her heirs at law.

Being the same property conveyed to Flipski Potatoes, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated December 16, 2024, and being of record at Instrument No. 20241219-0098798 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 136 Heritage Trace Dr. Madison, TN 37115
(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 ssigns, 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 hand this 18 day of November, 2025.

FLIPSKI POTATOES LLC

Managing Member

By: Carl Josef Tasche, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Carl Josef Tasche** 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 Managing Member of **Flipski Potatoes LLC**, the within named bargainor, a Limited Liability Company, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Flipski Potatoes LLC.**

WITNESS my hand and official seal at office this 18 day of November, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-29



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 18, NOVEMBER 2025.

Custodian's Signature 11/19/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 19 day of NOVEMBER 2025.

Notary Public

MY COMMISSION EXPIRES: 5-24-28

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY