Karen Johnson Davidson County
Batch# 1062992 DEEDWARR
10/19/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,737.00
20231019-0082145

WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

File No. EY-23-5274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,010,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NikNali Enterprises, LLC	New Owner	
(NAME)	(NAME)	
4164 Creek Trail Drive	1598 SW Escobar Ln.	041-05-0-007.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Port St. Lucie, FL 34953	
(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, I/we, **Blaise Vincz, Trustee of The 4164 Creek Trail Dr Trust dated February 5, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NikNali Enterprises, LLC, a Florida limited liability company**, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Revised Final Plat of Creek Trail Subdivision of record in Plat Book 7900, Page (s) 261 and 262, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M. G. Walsh and Alissa Walsh, husband and wife by Warranty deed from Arvis Reaves, a single woman of record in Instrument No. 20210212-0020296 Register's Office for Davidson County, Tennessee, dated February 09, 2021 and recorded on February 12, 2021 and Scriveners Affidavit recorded on March 23, 2021 in Instrument No. 20210323-0038261.

Being the same property conveyed to Blaise Vinez, Trustee of the 4164 Creek Trail Dr Trust dated February 5th 2021 by Quitclaim deed from M. G. Walsh, a married man of record in Instrument No. 20210330-0041350 Register's Office for Davidson County, Tennessee, dated February 09, 2021 and recorded on March 30, 2021. Instrument No. 20210330-0041350 having misspelled the last name of the Trustee and should read as Blaise Vincz, Trustee of the 4164 Creek Trail Dr Trust dated February 5, 2021. Blaise Vinez is one and the same as Blaise Vincz.

This is property more commonly known as 4164 Creek Trail Drive, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 25 day of September, 2023.

The 4164 Creek Trail Dr Trust dated February 5, 2021

By: _____, TRUSTEE
Blaise Vinez, Trustee

STATE OF NH
COUNTY OF Merrimack

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Blaise Vinez, 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 Trustee of the 4164 Creek Trail Drive Trust dated February 5, 2021, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 25 day of September, 2023.

Abigail R. Symonds
Notary Signature
My commission expires: 12/02/2025

ABIGAIL R SYMONDS
Notary Public - New Hampshire
My Commission Expires Dec 2, 2025

ABIGAIL R SYMONDS
Notary Public - New Hampshire
My Commission Expires Dec 2, 2025

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 09/25/2023 (date of document).

Affiant Signature

10/19/2023
Date

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 19 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

