Name and Address of New Owner:
Niknali Enterprises LLC
1598 Southwest Escobar Ln.
Port St. Lucie, FL 34953

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1301878 DEEDQC
07/24/2025 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250724-0058632

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 041-05-0-007.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ALISSA WALSH,** "the Grantor," convey and quitclaim unto **NIKNALI ENTERPRISES LLC, a Florida limited liability company,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> 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 NikNali Enterprises, LLC, a Florida limited liability company by Warranty Deed from Blaise Vincz, Trustee of The 4164 Creek Trail Dr Trust dated February 5, 2021 of record in Instrument No. 20231019-0082145 Register's Office for Davidson County, Tennessee, dated September 25, 2023 and recorded on October 19, 2023.
>
> *This deed is being executed for the express purpose of conveying the interest of the Grantor received as a result of that certain Warranty Deed of record in Instrument No. 20210212-020296, said Register's office, which has not been subsequently conveyed out.*

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21st day of July, 2025.

ALISSA WALSH

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Alissa Walsh, the within named bargainor, 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 at office, this 21st day of July, 2025.

NOTARY PUBLIC Jeffrey C Knight

My Commission Expires: 04/10/2029

JEFFREY C. KNIGHT MY COMMISSION EXPIRES APRIL 10, 2029 NOTARY PUBLIC NEW HAMPSHIRE

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2025.

Notary Signature
My commission expires:

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

202507240058632

Certificate of Authenticity

I, Emily Manno, 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 7/21/25.

Date

Affiant Signature

7/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of July, 2025.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026