Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1315618
08/28/2025 10:34:51 AM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20250828-0068920

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08, 2027

File No. EM-25-9980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August 2025

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
D. Channsin Berry and Andrea Berry, husband and wife	NEW OWNER	
(NAME) 4164 Creek Trail Drive	(NAME)	041-05-0-007.00
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(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, **Niknali Enterprises LLC, a Florida limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D. Channsin Berry and Andrea Berry, husband and wife**, 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. 20210212-020296 Register's Office for Davidson County, Tennessee, dated February 09, 2021 and recorded on February 12, 2021 and Scriveners Affidavit of recorded on March 23, 2021, of recorded 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.

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.

Being the same property conveyed to Niknali Enterprises, LLC, a Florida limited liability company by Quitclaim Deed from Alissa Walsh, dated July 21, 2025 and filed for record on July 25, 2025 in Instrument no. 20250724-0058632, Register of Deeds Office for Davidson County, Tennessee.

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 2025 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 31st day of July, 2025.

Niknali Enterprises LLC, a Florida Limited Liability Company

By:_____
Nikol Muscarella, Member

STATE OF FLORIDA
COUNTY OF St. Lucie

Before me, Lisa Negron of the state and county mentioned, personally appeared Nikol Muscarella, Member of Niknali Enterprises LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Niknali Enterprises LLC, the within named bargainor, a Limited Liability Company, and that such Nikol Muscarella, Member of Niknali Enterprises LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in St. Lucie, FL this 31st 29th day of July, 2025.

Notary Signature

Printed Name: Lisa Negron

My commission expires: 5-29-2026

LISA NEGRON
Notary Public - State of Florida
Commission # HH 246081
My Comm. Expires May 29, 2026