Karen Johnson Davidson County
Batch # 1381690 DEEDQC
02/17/2026 11:02:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260217-0012251

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
DONALD CHANNSIN BERRY, Trustee
WINTER LIVING TRUST dtd 2/16/2026
4164 CREEK TRAIL DR.
WHITES CREEK, TN 37189

Send Tax Bills To:
Same

Map and Parcel No.
041 – 05 – 0 – 007.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **D. CHANNSIN BERRY, and wife, ANDREA BERRY ("Grantor")** this day quitclaims, conveys and transfers unto **DONALD CHANNSIN BERRY and ANDREA LESLIE BERRY, as Co-Trustees of the WINTER LIVING TRUST dtd 2/16/2026 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

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.

Being the same property conveyed to D. Channsin Berry and Andrea Berry, husband and wife, from Niknali Enterprises LLC, a Florida limited liability company by Warranty Deed recorded 8/28/2025, of record as Instrument No. 20250828-0068920 in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***4164 CREEK TRAIL DR. WHITES CREEK, TN 37189***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **16th** day of **February**, **2026**

D. CHANNSIN BERRY, Grantor

ANDREA BERRY, Grantor

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 D. CHANNSIN BERRY and ANDREA BERRY, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **16th** day of **February**, **2026**

S BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 8/19/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

DONALD CHANNSIN BERRY, Co-Trustee/Grantee/Affiant

ANDREA LESLIE BERRY, Co-Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **16th** day of **February**, **2026**.

S BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 8/19/2028