Karen Johnson Davidson County
Batch# 590296 DEEDQC
03/11/2021 11:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210311-0032401

This Instrument Prepared by:
Katie R. Hill, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 140
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is: $0.00

J CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 11th day January, 2021.

Notary Public

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
The 112 Holt Branch Trust 3225 McLeod Drive, Suite 100 Las Vegas, NV 89121	The 112 Holt Branch Trust 3225 McLeod Drive, Suite 100 Las Vegas, NV 89121	180030A01400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MICHAEL PREMNY** and **YUK PONG LI** do hereby quitclaim, transfer and convey all their right, title and interest which they may have in the hereinafter described property to **THE SILVER STARFISH, LLC, TRUSTEE OF THE 112 HOLT BRANCH TRUST**, its heirs and assigns, forever, being that property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 14, Plan of Stone Creek Park, Section 1B, of record in Plat book 9700, Page 389 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Michael Premny and Yuk Pong Li by Warranty Deed dated December 21, 2020 and filed of record as Instrument Number 20201228-0153376 in the Register's Office for Davidson County, Tennessee.

Property known as: **112 Holt Branch Court, Nashville, TN 37211**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 28th day of January, 2021.

MICHAEL PREMNY

YUK PONG LI

STATE OF _____

COUNTY OF _____

SEE ATTACHED Acknowledgement or Jurat

JAN 28 2021

On this _____ day of January, 2021, before me personally appeared **Michael Premny and Yuk Pong Li,** to me known to be the person(s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

The Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California
County of Napa

On JAN 28 2021 before me, **AJAY SIDHU, NOTARY PUBLIC**

personally appeared MICHAEL PIZEMNY & YUK PONG LI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the forgoeing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

AJAY SIDHU
COMM. # 2295207
NOTARY PUBLIC • CALIFORNIA
NAPA COUNTY
MY COMM. EXP. JUNE 27, 2023

Optional Information

Date of Document: JAN 28 2021

Type or Title of Document: QUITCLAIM DEED

Number of Pages in Document: 2

Document in a Foreign Language: _____

Capacity of Signer:

_____ Trustee
_____ Power of Attorney
_____ CEO/CFO/COO
_____ President/Vice-President/Secretary/Treasurer
_____ Other: _____

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)