39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 922781 **DEEDWARR**
09/28/2022 11:33:37 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20220928-0107231

File No. AT-22-3224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/24
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Hannah Llewellyn Baber	Capstar Bank	
(NAME)	(NAME)	
1012 Joyce Lane	2002 Richard Jones Rd Ste 200A	061-03-0-083.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(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, **KP Capital 4 LLC, a Tennessee Limited Liability Compay,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Llewellyn Baber, a single woman,** 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. 5 on the Plan of Bradford Heights of record in Plat Book 1835, Page 84, 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 William Arthur Smotherman III and Judy G. Gebhardt Smotherman, husband and wife by Warranty deed from Geneva Spears Smith and husband, Haskell Smith of record in Book 9513, page 196, Register's Office for Davidson County, Tennessee, dated November 02, 1994 and recorded on November 07, 1994.

Being the same property conveyed to Judy G. Smotherman by Quitclaim deed from William Arthur Smotherman III of record in Book 10290, page 676, Register's Office for Davidson County, Tennessee, dated December 12, 1996 and recorded on December 16, 1996.
Being the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty deed from Judy G. Smotherman of record in Instrument No. 20210810-0107329 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 10, 2021.

Being the same property conveyed to KP Capital 4 LLC by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20210810-0107976 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 10, 2021.

This is property more commonly known as 1012 Joyce Lane, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 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 27th day of September, 2022.

KP Capital 4 LLC, a Tennessee Limited Liability Company

By: _____
Richard R. Peoples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Richard R. Peoples, 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 Member of KP Capital 4 LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my/our hand this 27th day of September, 2022.



_____
Notary Signature

Printed Name:_____

My commission expires:_____