Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #22-1350

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Hannah Llewellyn Baber, a single woman** does hereby quitclaim unto **Hannah Llewellyn Baber, a single woman and Kristine Ann Burke and Jeffrey Warren Burke, wife and husband, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 5 on the Plan of Bradford Heights, as shown on plat of record Book 1835, page 84, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Hannah Llewellyn Baber, a single woman by deed from KP Capital 4 LLC, a Tennessee limited liability company, of record in Instrument No. 20220928 - 0107231, dated September 27, 2022, Register's Office for Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely into **Hannah Llewellyn Baber, a single woman and Kristine Ann Burke and Jeffrey Warren Burke, wife and husband, as joint tenants with right of survivorship**

This is improved property, known as: 1012 Joyce Lane, Nashville, TN 37216

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Hannah Llewellyn Baber	**CapStar Bank**	**061-03-0-083.00**
1012 Joyce Lane	**2002 Richard Jones Rd, Ste 300A**	
Nashville, TN 37216	**Nashville, TN 37215**	

Karen Johnson Davidson County
Batch# 933092 **DEEDQC**
10/24/2022 01:08:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

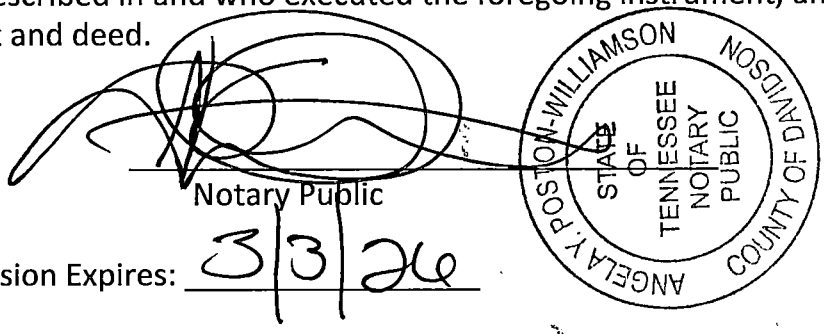
20221024-0115344

WITNESS THE EXECUTION HEREOF this 27th day of September, 2022.

Hannah Llewellyn Baber

State of Tennessee)
County of Davidson)

On this 27th day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Hannah Llewellyn Baber,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

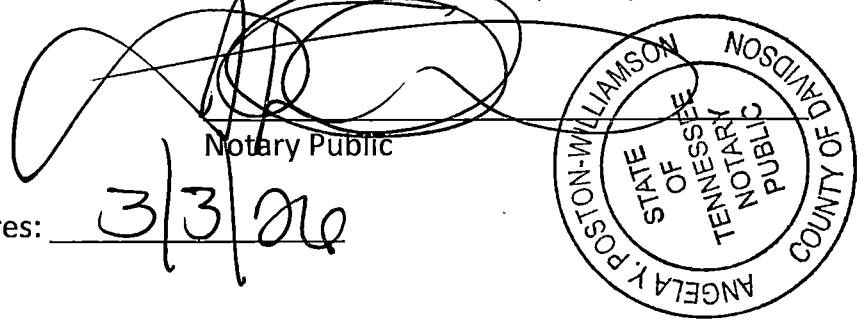
My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on ~~this the 27th~~ day of September, 2022.



Notary Public

My Commission Expires: 3/3/26