



# Bobbie Holsclaw

Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 2023078384**

**BATCH # 454174**

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$235.00

PRESENTED ON: 04-24-2023 3 12:48:30 PM

LODGED BY: simplifile

RECORDED: 04-24-2023 12:48:30 PM

BOBBIE HOLSCRAW  
CLERK

BY: EVELYN MAYES  
RECORDING CLERK

**BK: D 12597**

**PG: 199-202**

Office File No.: 23-0391

This Instrument Prepared By and Please Return To:



Terra L. Meek KY BAR#90830  
Reimer Law Co.  
1717 Dixie Highway, Suite 500  
Fort Wright, KY 41011  
(859)655-8400

**GENERAL WARRANTY DEED**

Appian Acquisitions, LLC, a Kentucky Limited Liability Company (erroneously referred to as Appian Acquisitions, LLC, a Kentucky corporation on previous deed),

hereinafter known as "Grantor", in consideration of \$235,000.00, the receipt of which is acknowledged, Bargains, Sells and Conveys to **Salena T. Hernandez, an unmarried person,**

hereinafter known as "Grantee", Grantee's successors, heirs, administrators and/or assigns forever, the real estate commonly known as **1039 S. Shelby St Louisville, KY 40203**, and as further described:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED BY REFERENCE.

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the Grantee, with covenants of General Warranty except for current year property taxes which shall be prorated as of the date of this deed, and for easements, restrictions and conditions of record and/or in existence.

**Consideration Certificate**

We hereby swear and certify under oath pursuant to KRS 382.135 that the consideration stated in this deed **\$235,000.00** is the full consideration paid for the property conveyed. Grantee joins herein for the sole purpose of making this certificate.

Grantor mailing address: 1035 Mary Street, Louisville, KY 40204

Grantee mailing address: 1039 S. Shelby St, Louisville, KY 40203

Transfer Year Taxes Addressed In Care Of: 1039 S. Shelby St, Louisville, KY 40203

IN WITNESS WHEREOF, Grantor and Grantee sign this Deed on April 21, 2023.

GRANTOR

GRANTEE

Appian Acquisitions, LLC

Salena T. Hernandez  
Salena T. Hernandez

BY: [Signature]  
Luke Patrick  
Member

State of Kentucky

County of Jefferson

The foregoing deed and the certificate of consideration was acknowledged and sworn to before me, a notary public, by Luke Patrick, Member of Appian Acquisitions, LLC, the Grantor herein, on behalf of the Limited Liability Company, on this 21st of April, 2023.

[Signature]

Notary Public

My Commission Expires:

(SEAL)



State of Kentucky

County of Jefferson

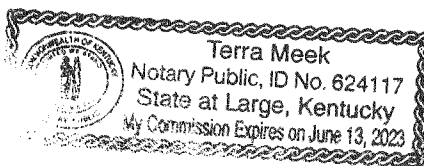
The foregoing certificate of consideration was acknowledged and sworn to before me, a notary public, by Salena T. Hernandez, an unmarried person, the Grantee herein, on this 21st of April, 2023.

[Signature]

Notary Public

My Commission Expires:

(SEAL)



**EXHIBIT "A"**

**Office File No.:** 23-0391

**Property Address:** 1039 S. Shelby St, Louisville, KY 40203

**Tax ID No.:** 022 H007 10000

**Group:**

**Prior Instrument:** Deed Book 12070, Page 242

The following described real property, lying and being in Jefferson County, Kentucky, and more particularly described as follows:

Beginning at a point in the East line of Shelby Street, Forty-Five (45) feet One (1) inch north of the northeast corner of Shelby and St. Catherine Streets; thence north with the east line of Shelby Street, Twenty-One (21) feet Seven (7) inches; and extending back eastwardly, between lines parallel with St. Catherine Street, One Hundred and Eleven (111) feet.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence

Being the same property conveyed from Lucas M. Patrick, unmarried to Appian Acquisitions, LLC, a Kentucky corporation, in fee simple by virtue of a deed dated July 6, 2021 and recorded July 6, 2021 at Deed Book 12070, Page 242 of the Jefferson County, Kentucky real estate records.