



Bobbie Holsclaw
Jefferson County Clerk's Office

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Jefferson County Clerk's Office.



INST # 2022193861

BATCH # 409064

JEFFERSON CO, KY FEE \$50.00

PRESENTED ON: 08-22-2022 2 09:42:55 AM

LODGED BY: BORDERS & BORDERS

RECORDED: 08-22-2022 09:42:55 AM

BOBBIE HOLSCRAW
CLERK

BY: RAY BENSON
LEGAL RECORDS

BK: D 12436

PG: 462-466

When Recorded Return To:
 Borders & Borders, PLC
 920 Dupont Road
 Louisville, KY 40207

THIS DEED, made and entered into this 15th day of July, 2022, by and between T & T enterprise Limited Liability Company LLC, a Kentucky Limited Liability Company, First Party, with a mailing address of 1682 Harold Ave., Louisville, KY 40210; AND Lotus Property Group LLC, a Kentucky Limited Liability Company, Second Party, whose mailing address and in-care-of address, for tax purposes, ~~1682 Harold Ave., Louisville, KY 40210;~~ 2003 Silver Moon Drive, Missouri City, TX 77459

WITNESSETH:

THAT, for a valuable consideration of \$1.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, in fee simple, the following described property located in Jefferson County, Commonwealth of Kentucky:

Property 1: 326 Northwestern Parkway

BEGINNING AT A POINT IN THE WEST LINE OF NORTHWESTERN PARKWAY NORTH 52 DEGREES 7 MINUTES EAST 550 FEET FROM THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF A TRACT CONVEYED TO W. E. BAXTER, BY INSTRUMENT DATED APRIL 12, 1887, OF RECORD IN DEED BOOK 301, PAGE 353, IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF JEFFERSON COUNTY, KENTUCKY; RUNNING THENCE NORTH 37 DEGREES 53 MINUTES WEST 215 FEET; THENCE NORTH 52 DEGREES 7 MINUTES EAST 58.25 FEET TO THE NORTH LINE OF A TRACT CONVEYED TO HERBERT INMAN REALTY COMPANY BY INSTRUMENT DATED APRIL 14, 1950, OF RECORD IN DEED BOOK 2601, PAGE 555, IN THE AFORESAID OFFICE; THENCE WITH SAID NORTH LINE, SOUTH 73 DEGREES 16 MINUTES EAST 20.29 FEET TO A STAKE; THENCE SOUTH 37 DEGREES 53 MINUTES EAST 198.46 FEET TO THE WEST LINE OF NORTHWESTERN PARKWAY; THENCE WITH THE WEST LINE OF NORTHWESTERN PARKWAY, SOUTH 52 DEGREES 7 MINUTES WEST 70 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to the Party of the First Part by Deed dated 6/17/2022 and recorded in Deed Book 12388, Page 796, in the Office of the Clerk aforesaid

Fair Market Value: \$135,000.00

Property 2: 125 Northwestern Parkway

BEGINNING on the West side of a roadway 908 feet North of Market Street; running thence Northwardly along the West side of said roadway 48 feet to a point on the West side of said roadway 35 feet South of the North line of the tract of land conveyed to the Kentucky Title Savings Bank and Trust Company, April 10, 1909, recorded in Deed Book 797, Page 170, in the office of the Clerk of the County Court of Jefferson County, Kentucky, and extending back Westwardly, the North line parallel to the North line of the tract of land above referred to and the South line being parallel to Market Street, 134 feet, more or less, to the East line of Western Boulevard.

Being the same property conveyed to the Party of the First Part by Deed dated 5/20/2022 and recorded in Deed Book 12360, Page 351, in the Office of the Clerk aforesaid

Fair Market Value: \$125,000.00

No transfer tax due pursuant to KRS 142.050(7)(i)

NO TITLE EXAMINATION GIVEN AND NONE PROVIDED. ALL INFORMATION FURNISHED AND AGREED UPON BY THE PARTIES HERETO. NO LEGAL REPRESENTATION OR TAX ADVICE GIVEN.

The undersigned is the draftsman only of this document and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as the person required to report this transaction under IRC Section 5064(e) or other applicable law. Further, the draftsman is not responsible for the description furnished by the parties.

Subject to all existing mortgages, liens and encumbrances, to any existing restrictions, stipulations and easements of record affecting the above described property an to all state and county taxes due and payable and subsequent taxes, all of which the Party of the Second Part hereby assume and agree to pay.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, in fee simple.

FIRST PARTY does hereby release and relinquish unto the Second Party, in fee simple, all of their right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, in fee simple, that they are lawfully seized in fee simple title to said property and have good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that they will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Second Party assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN WITNESS WHEREOF, the Parties have hereunto set their hands, this the day and year first above written.

FIRST PARTY:

T & T enterprise Limited Liability Company
LLC, a Kentucky Limited Liability Company

By: *Terron Toney*
Terron Toney, Member

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 7 day of July, 2022 by Terron Toney, Member of T & T enterprise Limited Liability Company LLC, a Kentucky Limited Liability Company, First Party.

[Signature]
Notary Public
KENTUCKY, State at Large
My Commission Expires: 25 FEB 2024

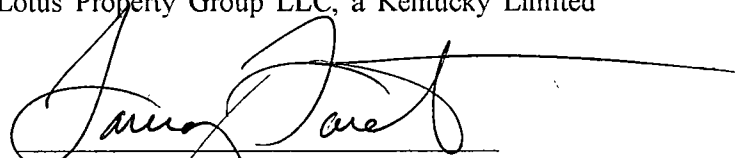
SECOND PARTY:

Lotus Property Group LLC, a Kentucky Limited Liability Company

By: 
Angela Hite, Member

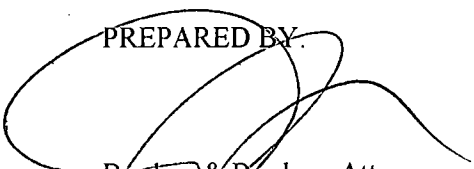
STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 15th day of July, 2022 by Angela Hite, Member of Lotus Property Group LLC, a Kentucky Limited Liability Company, Second Party.



Notary Public
KENTUCKY, State at Large
My Commission Expires: _____

PREPARED BY:


Borders & Borders, Attorneys
920 Dupont Road
Louisville, KY 40207
(502) 894-9200/HBB/si

