



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2017262279

BATCH # 103884

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$406.00

PRESENTED ON: 11-13-2017 7 11:00:18 AM

LODGED BY: PAUL B CONWAY

RECORDED: 11-13-2017 11:00:18 AM

BOBBIE HOLSCRAW

CLERK

BY: JOLENE CARDWELL

RECORDING CLERK

BK: D 11024

PG: 507-510

527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

Received Oct. 13th, 2022

PDS

22-VARIANCE-0140

MAIL TAX BILL, IN-CARE-OF:
BIERHAUS, LLC, a Kentucky
limited liability company
Attn: Lori R. Beck, Member
1034 Bardstown Road
Louisville, Kentucky 40204

GENERAL WARRANTY DEED

THIS DEED between **THOMAS G. O'DANIEL, JR.** and **KELLY M. MCCAULEY O'DANIEL**, husband and wife, Grantors, with a mailing address of 3600 River Ridge Cove, Prospect, Kentucky 40059 to **BIERHAUS, LLC**, a Kentucky Limited Liability Company, Grantee, with a mailing address of 1034 Bardstown Road, Louisville, Kentucky 40204 is dated this 8th day of November, 2017.

WITNESSETH: That for a valuable consideration in the sum of \$405,599.00, the receipt of which is hereby acknowledged, the Grantor does hereby sell and convey unto the Grantee, in fee simple, with Covenant of GENERAL WARRANTY, the following described property known as 1036 Bardstown Road, located in Louisville, Jefferson County, Kentucky, to-wit:

BEGINNING on the Southwest side of Bardstown Road 489 feet 6 1/2 inches Northwest from Grinstead Drive (formerly Transit Avenue) as measured along the Southwest side of Bardstown Road; thence Northwestwardly along the Southwest side of Bardstown Road 64 feet; thence Southwestwardly parallel with Grinstead Drive, 60 feet 6 1/2 inches; thence Southeastwardly, parallel with Baxter Avenue (formerly Von Borries Avenue) 58 feet 9 inches; thence Northeastwardly 85 feet 9 inches to the beginning.


Being the same property conveyed to Thomas G. O'Daniel, Jr. and Kelly M. McCauley O'Daniel, husband and wife, by Deed dated June 2, 1995, of record in Deed Book 6598, Page 248, in the Office of the Clerk of Jefferson County, Kentucky.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

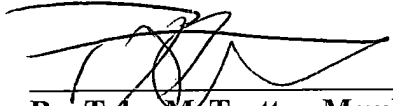
The Grantors further covenants lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, and zoning laws affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2014, which said taxes shall be prorated between the parties, and all subsequent taxes which the Grantee does hereby assume and agree to pay.

IN TESTIMONY WHEREOF, witness the signatures of the parties on this 8th day of November, 2017.


BIERHAUS, LLC, a Kentucky limited liability company, Grantee




THOMAS G. O'DANIEL, JR., Grantor



By: Tyler M. Trotter, Member



KELLY M. MCCAULEY O'DANIEL, Grantor



By: Lori R. Beck, Member

STATE OF KENTUCKY

COUNTY OF JEFFERSON

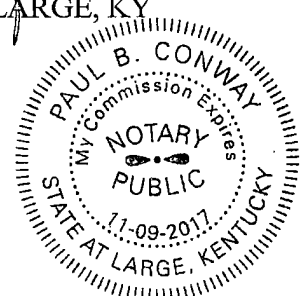
I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 8th day of November, 2017, the foregoing instrument was produced to me in said State and County by Thomas G. O'Daniel, Jr. and Kelly M. McCauley O'Daniel, husband and wife, Grantors, and was acknowledged and sworn by them to be their voluntary act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 8th day of November, 2017.

My Commission Expires: 11-9-2017.



NOTARY PUBLIC, STATE AT LARGE, KY



STATE OF KENTUCKY

COUNTY OF JEFFERSON

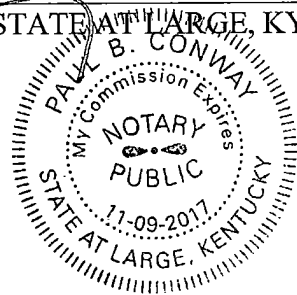
I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 8th day of November, 2014, the foregoing instrument was produced to me in said State and County by Tyler M. Trotter and Lori R. Beck, both duly authorized Members of Bierhaus, LLC, a Kentucky limited liability company, Grantee, and was acknowledged and sworn by them to be their duly authorized act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 8th day of November, 2017.

My Commission Expires: 11-9-2017.



NOTARY PUBLIC, STATE AT LARGE, KY



THIS INSTRUMENT PREPARED BY:



PAUL B. CONWAY, Attorney at Law
Conway Law Office
608 Baxter Avenue
Louisville, KY 40204
(502) 749-3600