



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2022155755

BATCH # 399020

JEFFERSON CO, KY FEE \$50.00

PRESENTED ON: 07-11-2022 2 08:35:20 AM

LODGED BY: GRACE TITLE GROUP INC

RECORDED: 07-11-2022 08:35:20 AM

BOBBIE HOLSCLOW

CLERK

BY: EVELYN MAYES

RECORDING CLERK

BK: D 12400

PG: 102-105

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DEC 19 2022

**PLANNING & DESIGN
SERVICES**

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

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

22-VARIANCE-0118

MAIL TAX BILLS TO:
Kelly A. Britt-Rodriguez
Daniel Rodriguez
3119 Harmon Court
Louisville, Kentucky 40213

QUITCLAIM DEED

THIS QUITCLAIM DEED made this ____ day of June, 2022, by and between Kelly A. Britt-Rodriguez, f/k/a Kelly A. Britt, and Daniel Rodriguez, wife and husband, whose address is 3119 Harmon Court, Louisville, Kentucky 40213, the Grantors, and Kelly A. Britt-Rodriguez and Daniel Rodriguez, wife and husband, whose address is 3119 Harmon Court, Louisville, Kentucky 40213, the Grantees.

WITNESSETH: In consideration of the love and the affection between a wife and a husband, the receipt and the sufficiency of which are both hereby acknowledged by the Grantors, and so that the Grantees may hold title as joint tenants with right of survivorship, the Grantors hereby convey, remise, release, and forever quitclaim unto the Grantees, for their joint lives with remainder in fee simple to the survivor of them, all of the Grantors' right, title, interest or claim in and to the following-described real estate located in Jefferson County, Kentucky:

Being Lot 15, Block 304, Section C, Audubon Park, as shown on a plat of a part of Section C, Audubon Park, of record in Plat and Subdivision Book 9, Page 28, in the Office of the Clerk of Jefferson County, Kentucky, EXCEPTING THEREFROM so much as was conveyed to the Commonwealth of Kentucky in Deed Book 3701, Page 322, in said Clerk's Office.

Being the same property conveyed to Kelly A. Britt, unmarried, by Deed dated February 23, 2012, and recorded in Deed Book 9847, Page 407, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

The Grantors and the Grantees swear and affirm, under penalty of perjury, that the fair market value of the real estate herein conveyed, according to the records of the Jefferson County Property Valuation Administrator's Office, is \$151,450.00, that this transfer is between a wife and a husband and is, therefore, exempt from transfer tax pursuant to KRS 142.050(7)(e). The Grantees execute this Quitclaim Deed for the sole purpose of certifying the value of the real estate herein conveyed pursuant to KRS 382.

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22-VARIANCE 0162

The Grantees confirm that each of them was notified that either of them will forfeit their interest in the above-described real estate in the event either of them takes the life of or victimizes the other through the commission of any felony under KRS Chapter 209 and in either circumstance is convicted therefor, and that this notice is intended to comply with the requirements of KRS 381.280.

The undersigned is only the draftsman 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.

IN TESTIMONY WHEREOF, the Grantors have hereunto subscribed their names the day and the year first set forth above.

GRANTORS

Kelly A. Britt-Rodriguez
f/k/a Kelly A. Britt
Kelly A. Britt-Rodriguez,
f/k/a Kelly A. Britt

Daniel Rodriguez
Daniel Rodriguez

GRANTEES

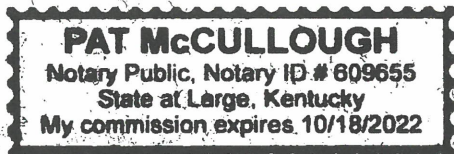
Kelly A. Britt-Rodriguez
Kelly A. Britt-Rodriguez

Daniel Rodriguez
Daniel Rodriguez

COMMONWEALTH OF KENTUCKY)
(ss
COUNTY OF JEFFERSON)

The foregoing quitclaim deed and fair market value certificate was sworn to and acknowledged before me this 28th day of June, 2022, by Kelly A. Britt-Rodriguez, f/k/a Kelly A. Britt, and Daniel Rodriguez, wife and husband, the Grantors herein, and by Kelly A. Britt-Rodriguez and Daniel Rodriguez, wife and husband, the Grantees herein.

My Commission expires: 10-18-2022



Pat McCullough
Notary Public, State at Large, KY
Notary Identification Number 609655

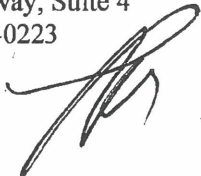
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22-MAINTENANCE-0168

This instrument prepared by:
Grace Law Group, PSC
800 Stone Creek Parkway, Suite 4
Louisville, Kentucky 40223
(502) 412-4381



BY: _____

Lee W. Grace

No title examination requested or performed in connection with this Quitclaim Deed. The legal description and the fair market value was provided by the parties. No legal or tax advice given in connection with the preparation of this Quitclaim Deed.

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END OF DOCUMENT

22-VAED-0168

Legal Description for 3119 Harmon Court

Boza Variance

Beginning at a point in the north right of way of Harmon Court as shown in PB 9, Page 38 of the Jefferson County Clerk Office; thence North 51 Degrees 27 Minutes 00 Seconds West 60 feet with a curve to the left and having radius of 490.25 feet to a point; thence North 32 Degrees 26 Minutes 00 Seconds East 96.04 feet to a point; thence South 50 Degrees 02 Minutes 02 Seconds East 70.02 feet to a point; thence South 38 Degrees 24 Minutes 00 Seconds West 93.75 to a point and being the point of beginning.

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22-VARIANCE-0169