



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 # 2022184555

BATCH # 406394

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$265.00

PRESENTED ON: 08-08-2022 2 09:40:30 AM

LODGED BY: simplifile

RECORDED: 08-09-2022 09:40:30 AM

BOBBIE HOLSCRAW

CLERK

BY: CINDY WELSH

INDEXING CLERK

BK: D 12426

PG: 91-94

RECEIVED

DEC 12 2022

**PLANNING & DESIGN
SERVICES**

2207074

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 4th day of August, 2022, by and between Michelle L. Byrd and Brendan Byrd, wife and husband, 11702 Chandler Court, Louisville, KY 40299, Party of the First Part, and 3925 Riveroaks LLC, a Texas Limited Liability Company, with a mailing address of and an in-care-of address for the 2022 property tax bill of 2708 E. Aspen Court, Plano, TX 75075, Party of the Second Part.

WITNESSETH: That, for a valuable consideration in the amount of \$265,000.00, the receipt of which is hereby acknowledged, the Party of the First Part hereby conveys unto the Party of the Second Part, in fee simple, with covenant of General Warranty, the following described property located in Jefferson County, KY, to wit:

Being Lot 27, Sevenoaks, Section 1-A, plat of which is of record in Plat and Subdivision Book 27, Page 52, in the Office of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to Michelle L. Byrd by Affidavit of Descent dated May 10, 2022, of record in Deed Book 12351, Page 9, in the Office of the Clerk of Jefferson County, Kentucky.

The Parties hereto certify that the full consideration for the conveyance is the sum of \$265,000.00.

The Party of the First Part further covenants lawful seisin of the estate hereby conveyed, with full power to convey the same, and that said estate is free of encumbrances except restrictions and easements of record, the 2022 State, County and School taxes and taxes thereafter, which the Second Party hereby assumes and agrees to pay.

As used in this Deed words in the singular shall mean and include the plural and vice versa.

IN TESTIMONY WHEREOF, WITNESS the signatures of the Party of the First and Second Parts.

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SERVICES**

22-00P-0392

Michelle L. Byrd

Michelle L. Byrd
Party of the First Part

Brendan Byrd

Brendan Byrd
Party of the First Part

STATE OF KENTUCKY)

COUNTY OF JEFFERSON)

I hereby certify that the foregoing deed was acknowledged and the consideration statement was sworn to before me this 4th day of August, 2022, by Michelle L. Byrd and Brendan Byrd, wife and husband, Party of the First Part.

DAVID SCOTT DUPPS
Notary Public, State at Large, KY
My commission expires Apr. 16, 2026
Notary ID# KYNP47179

David S. Dupps

Notary Public
Printed Name: David S. Dupps
My Commission Expires: Apr. 16, 2026
Commission ID No.: KYNP 47179

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**PLANNING & DESIGN
SERVICES**

22-CUP-0392

3925 Riveroaks LLC,
a Texas Limited Liability Company

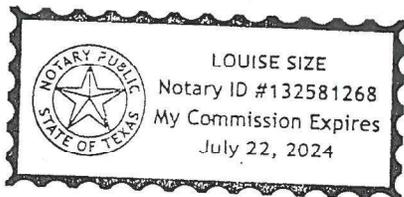
Sara Hope Boyle

By: Sara Hope Boyle, Member
Party of the Second Part

STATE OF TEXAS)

COUNTY OF COLLIN)

I hereby certify that the foregoing deed was acknowledged and the consideration statement was sworn to before me this 4th day of August, 2022, by 3925 Sara Hope Boyle, Member of Riveroaks LLC, a Texas Limited Liability Company, Party of the Second Part.



LS

Notary Public

Printed Name: LOUISE SIZE

My Commission Expires: 07/22/2024

Commission ID No.: 132581268

Prepared by:

RF

Russell D. Ford, Attorney
MATTINGLY-FORD, P.S.C.
1650 UPS Drive, Suite 102
LOUISVILLE, KY 40223
(502) 212-7000

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**PLANNING & DESIGN
SERVICES**

PROPERTY ADDRESS: 3925 Riveroaks Lane, Louisville, Kentucky

Being Lot 27, Sevenoaks, Section 1-A, plat of which is of record in Plat and Subdivision Book 27, Page 52, in the Office of the County Court of Jefferson County, Kentucky.

BEING the same property conveyed to 3925 Riveroaks LLC by Deed dated August 4, 2022, and recorded August 9, 2022, in Deed Book 12426, Page 091, in the Office of the Clerk of Jefferson County, Kentucky.

RECEIVED

DEC 12 2022

**PLANNING & DESIGN
SERVICES**

22-CUP-0392