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**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 # 2022253583**

**BATCH # 425089**

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$50.00

PRESENTED ON: 11-08-2022 2 02:21:09 PM

LODGED BY: BORDERS & BORDERS

RECORDED: 11-08-2022 02:21:09 PM

BOBBIE HOLSCLAW

CLERK

BY: RAY BENSON

LEGAL RECORDS

**BK: D 12494**

**PG: 825-828**

RECORDED  
OCT 00 2023  
DEED

23-COR-0007

93

When Recorded Return To:  
Borders & Borders, PLC  
920 Dupont Road  
Louisville, KY 40207  
2022-9109

**DEED**

THIS DEED, made and entered into this 8th day of November, 2022, by and between Peggy Bright, an unmarried woman, First Party, with a mailing address of 3005 Rodman Street, Louisville, KY 40208; AND Magnolia and Pine LLC, a Kentucky Limited Liability Company, Second Party, **whose mailing address and in-care-of address, for tax purposes, 11708 Wetherby Ave., Louisville, KY 40243;**

WITNESSETH:

THAT, for a valuable consideration of \$50,000.00, 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:

Beginning on the East side of Seventh Street (now Rodman) 60 feet South of Heywood Avenue, formerly "O" Street, running thence Southwardly along the East side of Seventh Street (now Rodman) 30 feet, and extending back Eastwardly of the same width between lines parallel with Heywood Avenue 200 feet to an alley.

Being the same property conveyed to the Party of the First Part by deed dated 11/7/2003 and of record in Deed Book 8300, Page 394 in the office of the Clerk of Jefferson County, Kentucky.

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 her 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 she is lawfully seized in fee simple title to said property and has 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 she 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.

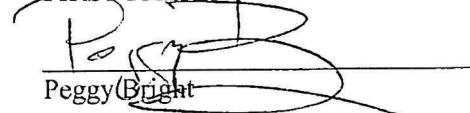
The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

**RECORDED**  
NOV 10 2022  
DESIGN SERVICES

23-CUP-0007

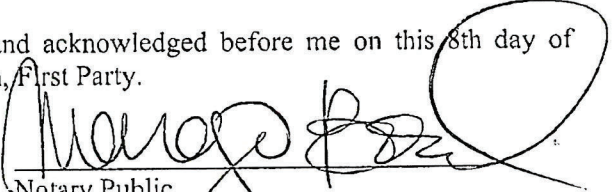
IN WITNESS WHEREOF, the Parties have hereunto set their hands, this the day and year first above written.

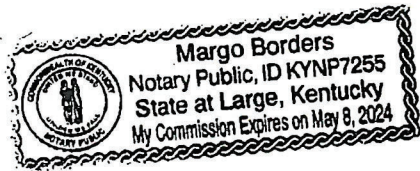
FIRST PARTY:

  
Peggy Bright

STATE OF KENTUCKY  
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 8th day of November, 2022 by Peggy Bright, an unmarried woman, First Party.

  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 05-08-2024



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JAN 04 2023  
PLANNING &  
DESIGN SERVICES

23-CUP-0007

SECOND PARTY:

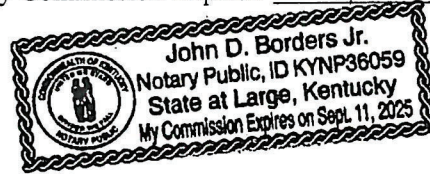
Magnolia and Pine LLC, a Kentucky Limited Liability Company

By: [Signature]  
Evan Todd Lamb, Member

STATE OF KENTUCKY  
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 8th day of November, 2022 by Evan Todd Lamb, Member of Magnolia and Pine LLC, a Kentucky Limited Liability Company, Second Party.

[Signature]  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 07.11.2025



PREPARED BY:

[Signature]  
Borders & Borders, Attorneys  
920 Dupont Road  
Louisville, KY 40207  
(502) 894-9200

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JAN 04 2023  
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DESIGN SERVICES

END OF DOCUMENT

23-CUP-0007