



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 # 2022141536

BATCH # 395232

JEFFERSON CO, KY FEE \$50.00

PRESENTED ON: 06-21-2022 2 09:39:19 AM

LODGED BY: BORDERS & BORDERS

RECORDED: 06-21-2022 09:39:19 AM

BOBBIE HOLSCLOW

CLERK

BY: BECKY SEARCY

INDEXING CLERK

BK: D 12385

PG: 356-359

RECEIVED

JAN 09 2023

**PLANNING & DESIGN
SERVICES**

When Recorded Return To:
 Borders & Borders, PLC
 920 Dupont Road
 Louisville, KY 40207
 2022-7094

CUL

QUITCLAIM DEED

THIS DEED, made and entered into this 13th day of June, 2022, by and between Andrew Noland and Ashley Noland, fka Ashley Wimsett, husband and wife, First Party, with a mailing address of 2321 Stannye Drive, Louisville, KY 40222; AND Andrew Noland and Ashley Noland, husband and wife, Second Party, whose mailing address and in-care-of address, for tax purposes, 2321 Stannye Drive, Louisville, KY 40222;

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, CONVEY AND QUITCLAIM unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever, the following described property located in Jefferson County, Commonwealth of Kentucky:

Being Lot 71, Newmarket, Section 2, plat of which is of record in Plat and Subdivision Book 26, Page 78, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to the Party of the First Part by deed dated 4/20/2017 and of record in Deed Book 10871, Page 746 in the office of the Clerk of Jefferson County, Kentucky.

FAIR MARKET VALUE: \$403,700.00. No transfer tax due pursuant to KRS 142.050(7)(c)

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever.

FIRST PARTY does hereby release and relinquish unto the Second Party, his or her heirs and assigns forever, 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, his or her heirs and assigns forever, 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.

RECEIVED

JAN 09 2023

PLANNING & DESIGN
 SERVICES

23-VARIANCE-0003

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

FIRST PARTY:

Andrew Noland
Andrew Noland
Ashley Noland
Ashley Noland

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 3th day of June, 2022 by Andrew Noland and Ashley Noland, husband and wife, First Party.



Corinne V. Lawrence
Notary Public
KENTUCKY, State at Large
My Commission Expires: 6/8/2025

RECEIVED

JAN 09 2023

PLANNING & DESIGN
SERVICES

23-VARIANCE-0003

SECOND PARTY:

Andrew Noland
Andrew Noland
Ashley Noland
Ashley Noland

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 13th day of June, 2022 by Andrew Noland and Ashley Noland, husband and wife, Second Party.



Corinne V Lawrence
Notary Public
KENTUCKY, State at Large
My Commission Expires: 1/8/2025

PREPARED BY:

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

RECEIVED

JAN 09 2023

PLANNING & DESIGN
SERVICES

END OF DOCUMENT

23-VARIANCE-0003