



Bobbie Holsclaw
Jefferson County Clerk's Office

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Jefferson County Clerk's Office.



INST # 2019005206

BATCH # 163375

JEFFERSON CO, KY FEE \$20.00

STATE OF KY DEED TAX \$124.50

PRESENTED ON: 01-08-2019 9 09:10:24 AM

LODGED BY: SPRINGDALE TITLE LLC

RECORDED: 01-08-2019 09:10:24 AM

BOBBIE HOLSCLOW
CLERK

BY: SHERRI SCHULTZ
RECORDING CLERK

BK: D 11324

PG: 232-236

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JAN 17 2023
PLANNING &
DESIGN SERVICES

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

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

23-CUP-0020

4+
12450

AFTER RECORDING, PLEASE RETURN TO:
SPRINGDALE TITLE, LLC
351 RADIO PARK DRIVE, SUITE 102
RICHMOND, KY 40475

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **LISA BRANNAN, AN UNMARRIED WOMAN** ("Grantor(s)"), for and in consideration of \$124,300.00 paid by **ASHLEY J. FRIEDRICH, AN UNMARRIED PERSON**, ("Grantee(s)"), the receipt of which is hereby acknowledged, does hereby bargain, sell and hereby convey in fee simple and with covenants of general warranty to Grantee(s), for her heirs, successors and or assigns forever, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Grantor's Mailing Address: 7606 Heights Dr Louisville ky 40291

Property Street Address: 3006 Somber Way, Louisville, KY 40220

Grantee's Mailing Address: 3006 Somber Way, Louisville, KY 40220

In-Care of Address for Property Tax Bill: 3006 Somber Way, Louisville, KY 40220

Together with all the privileges and appurtenances to the same belonging.

TO HAVE AND TO HOLD the same to the above-named Grantee(s) in the Manner aforesaid, and the Grantor(s) hereby covenanting with the Grantee(s), his or her heirs and assigns, that the title is CLEAR, FREE AND UNENCUMBERED, and that the Grantor(s) will WARRANT AND SHALL DEFEND the same against all legal claims whatsoever except for all taxes accruing hereafter which the said Grantee(s) assume and agree to pay.

Provided, however, that the property is conveyed subject to and/or benefited by all public roads and all valid and existing conditions, restrictions, covenants, easements, declarations and reservations as may be found in the record chain of title.

PURSUANT TO KRS 382.135, GRANTOR(S) AND GRANTEE(S) HEREBY CERTIFY, UNDER OATH, THAT THE CONSIDERATION REFLECTED IN THIS DEED IS THE FULL CONSIDERATION PAID FOR THE PROPERTY AND GRANTEE(S) EXECUTE THIS DEED FOR THE SOLE PURPOSE OF CERTIFYING THE CONSIDERATION.

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23-CUP-0030

IN WITNESS WHEREOF, this General Warranty Deed and Consideration Certification has been executed by the above-named Grantor(s) this the 3rd day of January, 2019.

GRANTOR(S):


LISA BRANNAN

COMMONWEALTH OF KENTUCKY, COUNTY OF JEFFERSON, SS:

The foregoing General Warranty Deed and Consideration Certification was subscribed, sworn to and acknowledged before me this 3rd day of January, 2019, by LISA BRANNAN, AN UNMARRIED WOMAN, as the Grantor(s).


MURRAY J. ROSE #512706
NOTARY PUBLIC
STATE AT LARGE, KY
My Commission Expires: 3-10-21

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23-CUP-0020

IN WITNESS WHEREOF, this General Warranty Deed and Consideration Certification has been executed by the above-named Grantee(s) this the 3rd day of January, 2019.

GRANTEE(S):

Ashley J. Friedrich
ASHLEY J. FRIEDRICH

COMMONWEALTH OF KENTUCKY, COUNTY OF JEFFERSON, SS:

The foregoing General Warranty Deed and Consideration Certification was subscribed, sworn to and acknowledged before me this 3rd day of January, 2019, by **ASHLEY J. FRIEDRICH, AN UNMARRIED PERSON**, as the Grantee(s).

Murray J. Roll #572706
NOTARY PUBLIC
STATE AT LARGE, KY
My Commission Expires: 3-10-21

This instrument prepared by:

Ashley Ramsey

ASHLEY RAMSEY
SPRINGDALE TITLE, LLC
351 Radio Park Drive, Suite 102
Richmond, KY 40475
(859)275-1250

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23-CWP-0020

EXHIBIT "A"

3006 Somber Way
Louisville, KY 40220
Tax ID # 14082Z00300000

Being Lot 24, Bon Air Estates, Section 3, plat of which is of record in Plat and Subdivision Book 12, Page 105, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to Loretta Catherine Brannan, by Deed dated June 23, 2009, of record in Deed Book 9415, Page 732, in the Office of the Clerk of Jefferson County, Kentucky.

Loretta Catherine Brannan having passed away on July 30, 2018 intestate as shown by Petition in Cocket # 18P003946 in Jefferson County, Kentucky. See Affidavit of Descent filed for record in Deed Book 11311, Page 770 in the Clerk's Office for Jefferson County, Kentucky.

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END OF DOCUMENT

23-CUP-0020