



Bobbie Holsclaw
Jefferson County Clerk's Office

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Jefferson County Clerk's Office.



INST # 2022270158

BATCH # 429369

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$361.00

PRESENTED ON: 12-05-2022 2 12:51:30 PM

LODGED BY: simplifile

RECORDED: 12-05-2022 12:51:30 PM

BOBBIE HOLSCRAW

CLERK

BY: CINDY WELSH

INDEXING CLERK

BK: D 12511

PG: 113-116

When Recorded Return To:
Limestone Title & Escrow, LLC
295 North Hubbards Lane
Ste 300
Louisville, KY 40207
QKY-11665-2022

DEED

THIS DEED, made and entered into this 30th day of November, 2022, by and between **Fleur De Lis Contracting & Design Limited Liability Company, a Kentucky Limited Liability Company**, First Party, with a mailing address of 6905 Route 2858, Crestwood, KY 40014; AND **Brandon Tolman and Jennifer Tolman, husband and wife**, Second Party, with a mailing address of 10505 Clementine Circle, South Jordan, UT 84095;

The current year's tax bill to be sent in c/o Brandon Tolman and Jennifer Tolman at: 10505 Clementine Circle, South Jordan, UT 84095;

WITNESSETH:

THAT, for a valuable consideration of **\$360,750.00**, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor thereof, the following described property located in Jefferson County, Commonwealth of Kentucky:

Beginning at a point on the Northwesterly line of Wallace Avenue Forty-Two (42) feet Southeast of the intersection of Wallace and Wrocklage Avenues, running thence Northeastwardly One Hundred One (101) feet to a point in the lines of the property of Wallace Smith; thence Southeastwardly along said line Forty-Eight (48) feet; thence Southeastwardly along said line One Hundred One (101) feet to a point in the Northeast line of Wallace Avenue; thence Northeastwardly along said line of Wallace Avenue Forty-eight (48) feet to the point of beginning, commonly known as 2403 Wallace Avenue, Louisville, Kentucky 40205.

Being the same property conveyed from David Megrnigle, unmarried to Fleur De Lis Contracting & Design Limited Liability Company, a Kentucky Limited Liability Company by deed dated 11/30/2020 and recorded on 12/03/2020 in Deed Book 11859 at Page 820 in the Official Records of the Jefferson County Clerk's Office.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party.

FIRST PARTY does hereby release and relinquish unto the Second Party all of its 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 that it 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 it 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.

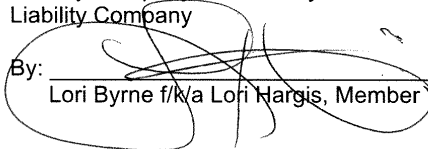
Second Party assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

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.

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

FIRST PARTY:

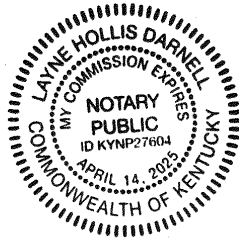
Fleur De Lis Contracting & Design Limited Liability Company, a Kentucky Limited Liability Company

By: 
Lori Byrne f/k/a Lori Hargis, Member

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 30th day of November, 2022 by Lori Byrne f/k/a Lori Hargis, Member of Fleur De Lis Contracting & Design Limited Liability Company, a Kentucky Limited Liability Company, First Party.


Notary Public, State at Large
My Commission Expires: 4-14-2025
Notary ID #: KYNP27604



SECOND PARTY:

Brandon Tolman
Brandon Tolman

Jennifer Tolman
Jennifer Tolman

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 30th day of November, 2022 by Brandon Tolman and Jennifer Tolman, husband and wife, Second Party.

[Signature]
Notary Public, State at Large
My Commission Expires: 4-14-2025
Notary ID #: _____

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lee Harris Donahue

Lee Harris Donahue, Attorney
Limestone Title & Escrow, LLC
295 North Hubbards Lane, Suite 300
Louisville, Kentucky 40207
Phone: 502-632-2277

