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Jefferson County Clerk's Office

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INST # 2017213014
BATCH # 96282
JEFFERSON CO, KY FEE \$17.00
STATE OF KY DEED TAX \$50.00
PRESENTED ON: 09-27-2017 7 09:47:56 AM
LODGED BY: HORNE TITLE
RECORDED: 09-27-2017 09:47:56 AM
BOBBIE HOLSCLAW
CLERK
BY: CINDY WELSH
INDEXING CLERK
BK: D 10989
PG: 788-790

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APR 24 2023

**PLANNING & DESIGN
SERVICES**

23-VARIANCE-0061

Dep

RECORD AND RETURN TO:
Stephanie Horne, Attorney
Home Title
6510 Glenridge Park Place Suite 1
Louisville, Kentucky 40222

File No.: 17090043

GENERAL WARRANTY DEED

THIS DEED is between Joann McDaniel, unmarried, Grantor(s), whose mailing address is 9105 Haviland Ave Louisville KY 40220 and Jeremy L. Miller, unmarried, Grantee(s), whose mailing address and in-care-of address for tax purposes is 1658 Richmond Dr Louisville KY 40205

WITNESSETH: That, for a valuable consideration in the amount of \$49,995.00, the receipt of which is hereby acknowledged, Grantor(s) hereby convey(s) unto Grantee(s), in fee simple, with covenant of General Warranty, the following described property located at 2722 Portland Ave, Louisville, KY 40212, in JEFFERSON County, Kentucky, to wit:

BEGINNING on the South side of Portland Avenue being part of Lot 3, allotted and assigned to Helen M. Burdle and others by the Commissioner, in a suit in Louisville Chancery Court, No. 16044, beginning at a point on Portland Avenue 25 feet from the Northeast corner of Lot 3, and running Westwardly on a line of Portland Avenue 25 feet; thence Southwardly or back the same width 150 feet to a 10 foot alley.

BEING the same property conveyed to Joann McDaniel, unmarried, by Deed dated March 29, 1991 and recorded April 1, 1991, of record in Deed Book 6019, Page 682, in the Office of the County Clerk of Jefferson County, Kentucky.

Said estate is free from all encumbrances except restrictions and easements of record, zoning regulations and real estate taxes not yet due and payable.

Grantor(s) and Grantee(s) do hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantee(s) joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN WITNESS WHEREOF, the said Grantor(s) and the said Grantee(s) have hereunto set their hands this September 22, 2017.

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PLANNING & DESIGN SERVICES

23-VARIANCE-00261

Grantor(s)

Joann McDaniel
Joann McDaniel

Grantee(s)

Jeremy L. Miller
Jeremy L. Miller

STATE OF Kentucky
COUNTY OF Jefferson

§§

I hereby certify that the foregoing deed and consideration statement was acknowledged and sworn to before me this 22nd day of September, 2017, by Joann McDaniel, unmarried, Grantor(s), and Jeremy L. Miller, unmarried, Grantee(s).

Ashley Colborn
Notary Public
State at Large, Kentucky

My Commission Expires: Ashley Colborn
Notary Public
State at Large, Kentucky
My Commission Expires:
December 5, 2017

This instrument was prepared by:

Stephanie Horne
Stephanie Horne, Attorney
Horne Title
6510 Glenridge Park Place Suite 1
Louisville, Kentucky 40222
502-409-5044
502-409-5046 Fax

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APR 24 2023

PLANNING & DESIGN
SERVICES

END OF DOCUMENT

23-VARIANCE-00161