



R-4

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 # 2023079776

BATCH # 454577

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$9.00

PRESENTED ON: 04-26-2023 3 08:02:56 AM

LODGED BY: REGIONAL FIRST TITLE GROUP LLC

RECORDED: 04-26-2023 08:02:56 AM

BOBBIE HOLSCRAW

CLERK

BY: BECKY SEARCY

INDEXING CLERK

BK: D 12598

PG: 485-488

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MAY 08 2023

PLANNING & DESIGN
SERVICES

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

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

23-VARIANCE-0014

Mail Tax Info To: 13310 Tucker Lake Drive, Louisville, KY 40299
File No. 202300232

General Warranty Deed

THIS DEED, made this 13 day of April 2023, by and between the **L.E. Williams Family Revocable Trust** and **Kyana Group Holdings I, LLC**, a Kentucky Limited Liability Company, whose mailing address is PO Box 9343, Louisville, KY 40209. Parties of the First Part, and **Prosperity Holdings, LLC**, a Kentucky Limited Liability Company, whose address is 13310 Tucker Lake Drive, Louisville, KY 40299, Party of the Second Part;

WITNESSETH: That, for valuable consideration in the amount of Nine Thousand Dollars and Zero/100ths (\$9,000.00), the receipt of which is hereby acknowledged, the Parties of the First Part hereby convey unto the Party of the Second Part, in fee simple, with covenant of General Warranty, the following-described property located in Jefferson County, Kentucky, and commonly known as 3130 Bridwell Drive, Louisville KY 40216, to-wit:

BEGINNING at an iron pin and cap (I.P.C.) Set south 38 degrees 59 minutes 00 seconds west, 30.00 feet from the center-line of Bridwell Lane (30 foot right-of-way) and the northwest corner of land conveyed to Deloris H. Cummings in Deed 5464, Page 579 of record in the Clerk's Office of Jefferson County, Kentucky; thence with Cummings west line south 38 degrees 59 minutes 00 seconds west 248.14 feet to an I.P.C. set at the northeast corner of land conveyed to Bobby R. and Lisa A. Burton in Deed Book 6491, Page 834, of record in the Clerk's Office aforesaid; thence with Burton's north line north 50 degrees 45 minutes 00 seconds west, passing an original division line at 54.98 feet in all 104.46 feet to an I.P.C. set in the east line of land conveyed aforesaid; thence with Ward's east line north 39 degrees 02 minutes 50 seconds east, 80 feet to an I.P.C. set; thence with a new division line south 50 degrees 45 minutes 00 seconds east 47.72 feet to an I.P.C. set; thence north 37 degrees 47 minutes 25 seconds east, 81.67 feet to an I.P.C. set; thence south 50 degrees 45 minutes 00 seconds east, 21.61 feet to an I.P.C. set; thence north 39 degrees 02 minutes 50 seconds east, 86.53 feet to an I.P.C. set in the new south right-of-way line of Bridwell Lane aforesaid; thence with said right-of-way line south 50 degrees 40 minutes 20 seconds east 36.64 feet to the point of beginning containing 0.373 acres and being tracts 1 and 2 as shown on approved minor plat docket number 251-94 by Landmark Surveying dated August 22, 1994, attached to the deed recorded at Deed Book 6497, Page 249.

Being a portion of the same property conveyed to L.E. Williams Family Revocable Trust, Barbara Jane Williams, as Trustee with full power of sale, as to an undivided 60% interest and to Kyana Group Holdings I, LLC, a Kentucky limited liability Company, as to an undivided 40% interest, by Deed dated December 16, 2020, of record in Deed Book 11878, Page 385, in the Office of the Clerk of Jefferson County, Kentucky.

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The parties hereto state the consideration reflected in this Deed is the full consideration paid for the property. The grantee joins this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

The Parties of the First Part further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, and zoning laws affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2023, which taxes shall be prorated between the parties hereof as of the date hereof, and all subsequent taxes which Party of the Second Part does hereby assume and agree to pay.

IN TESTIMONY WHEREOF, WITNESS the signatures of the Parties of the First Part and the Party of the Second Part.

Parties of the First Part:

Barbara J. Williams
Barbara J. Williams as Trustee of the L.E. Williams Family Revocable Trust

Barbara J. Williams
Barbara J. Williams as Member of Kyana Group Holdings I, LLC

STATE OF Ky)
COUNTY OF Jefferson) ss:

The foregoing instrument was acknowledged and sworn before me this 13 day of April 2023 by Barbara J. Williams as Trustee of the L.E. Williams Family Revocable Trust, and Barbara J. Williams as Member of Kyana Group Holdings I, LLC, a Kentucky Limited Liability Company, Parties of the First Part, to be their voluntary act and deed.

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Witness my hand and notarial seal.

My Commission Expires: 02/05/2025

Sheryl Yeager
Notary Public
Printed Name: Sheryl Yeager
Notary ID: KY019868

Party of the Second Part:

Angelica Matos
Angelica Matos as member of Prosperity Holdings, LLC

STATE OF KENTUCKY)
) ss:
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged and sworn before me this 13 day of April 2023 by Angelica Matos as member of Prosperity Holdings, LLC, A Kentucky Limited Liability Company, Party of the Second Part, to be their voluntary act and deed.

Witness my hand and notarial seal.

My Commission Expires: 05/05/2025

[Signature]
Notary Public

Printed Name: Brendy Yeager

Notary ID: KYNP19192

THIS INSTRUMENT PREPARED BY:

[Signature]
David A. Kelm, Attorney at Law
Regional First Title Group, LLC
112 Browns Lane
Louisville, KY 40207
(502) 899-4900

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CITY 365

23-VARIANCE-0074