



I hereby certify the foregoing to be a true and exact copy of the original.

[Handwritten Signature]
Louisville Title Agency, LLC

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 # 2022225261

BATCH # 417308

JEFFERSON CO, KY FEE \$50.00

PRESENTED ON: 09-29-2022 2 12:58:30 PM

LODGED BY: simplifile

RECORDED: 09-29-2022 12:58:30 PM

BOBBIE HOLSCRAW
CLERK

BY: KAREN MESSICK
INDEXING CLERK

BK: D 12466

PG: 311-315

RECEIVED

NOV 30 2022

**PLANNING & DESIGN
SERVICES**

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

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

22-COP-0373

Record and return to:
Louisville Title Agency, LLC
100 Mallard Creek Road, Ste. 400
Louisville, KY 40207 SN

22-KY-7235

DEED OF PETITION AND DIVISION

This DEED OF PETITION AND DIVISION is made and entered into on this 28th day of September 2022, by and between **O'Daniel Avenue Properties, LLC**, a Kentucky limited liability company, herein **Grantor**, whose address is 1700 Kensington Place Lane, Louisville, KY 40205, and **O'Daniel Avenue Properties, LLC**, a Kentucky limited liability company, herein **Grantee**, whose address is 1700 Kensington Place Lane, Louisville, KY 40205, which is also the in care of address for tax purposes for this property.

WITNESSETH, that for a valuable consideration, the receipt and sufficiency of which is acknowledged, being the sum of One and 00/100 Dollars (\$1.00), the Grantor quitclaims and conveys to Grantee, without Warranty, all of their right, title and interest, in fee simple, their heirs and assigns, forever, in and to the following described real estate (the "Property") located in Jefferson County, Kentucky, and more particularly described as follows:

BEGINNING at a point in the center line of O'Daniel Avenue, 1 40 foot roadway or easement, as set out in Deed Book 1381, Page 230, in the Office of the Clerk of the County Court of Jefferson County, Kentucky, said point being South 52 degrees 5 minutes West 50.04 feet from the Northeast corner of Tract No. 4, conveyed to Ferdinand Hirsch, (also known as Fred Hirsch) in deed of record in Deed Book 1515, Page 350, in the Office of the Clerk aforesaid; thence leaving said Road, South 40 degrees 15 minutes East, 219.68 feet to the Southerly line of said tract; thence with said line, South 50 degrees 30 minutes West, 100 feet; thence North 40 degrees 15 minutes West 229.01 feet to the center line of O'Daniel Avenue; thence with said center line, the following courses and distances: North 57 degrees 45 minutes East 67.13 feet to a point, and North 52 degrees 05 minutes East, 33.22 feet to the point of beginning.

BEING a part of the same property conveyed to O'Daniel Avenue Properties, LLC, a Kentucky limited liability company, by Deed dated March 23, 2022, and recorded March 24, 2022, of record in Deed Book 12309, Page 45 in the Office of the County Clerk of Jefferson County, Kentucky.

Whereas the owner in title desires to effect a petition and division of the Property into three (3) separate tracts which have been created by a Minor Subdivision Plat of the Property;

Now, therefore, it is agreed, that the Property shall be held in title by **O'Daniel Avenue Properties, LLC**, a Kentucky limited liability company, in fee simple, under the following petitioned and divided legal descriptions, to-wit:

Tract 1: BEING Tract 1 as shown on the Minor Subdivision Plat approved by Louisville Metro Planning Commission on September 26, 2022, under Case Number 22-MPLAT-0116, said Plat attached hereto as Exhibit "A" and made a part hereof.

Tract 2: BEING Tract 2 as shown on the Minor Subdivision Plat approved by Louisville Metro Planning Commission on September 26, 2022, under Case Number 22-MPLAT-0116, said Plat attached hereto as Exhibit "A" and made a part hereof.

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Tract 3: BEING Tract 3 as shown on the Minor Subdivision Plat approved by Louisville Metro Planning Commission on September 26, 2022, under Case Number 22-MPLAT-0116, said Plat attached hereto as Exhibit "A" and made a part hereof.

This conveyance is exempt from real estate transfer tax pursuant to KRS §142.050(7)(g).

The estimated fair cash value of the Property is \$167,450.00, which estimate is based on the current assessed value. For purposes of KRS 382.135, Grantor and Grantee, by execution of this Deed, certify that the consideration reflected in this Deed is the full consideration paid for the Property, and that the fair cash value of the Property is as stated.

IN WITNESS WHEREOF, Grantor and Grantee executed this Deed as of the date first set forth above.

GRANTOR/GRANTEE:

O'Daniel Avenue Properties, LLC

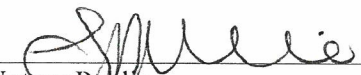
By: 
Dean A. Hedges, Member

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Deed, including the consideration certificate contained therein, was sworn to and acknowledged before me on the 28th day of September 2022, by Dean A. Hedges as Member of O'Daniel Avenue Properties, LLC, a Kentucky limited liability company, herein Grantor and Grantee, to be their true act and deed.

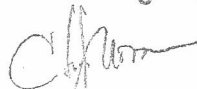
My Commission expires: 12/27/2025


Notary Public

Prepared without title exam performed or requested,
all information furnished and agreed upon by the Parties
hereto and no legal or tax representations given by:

Samantha A. Nix
Notary Public, ID KYNP42299
State at Large, Kentucky
My Commission Expires:
December 27th, 2025

Prepared By:
Louisville Title Agency, LLC


Chris J. McPhee, Attorney
100 Mallard Creek Road, Suite 400
Louisville, KY 40207

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