

When Recorded Return To:
Limestone Title & Escrow, LLC
295 North Hubbards Lane
Ste 300
Louisville, KY 40207
QKY-22614-24

DEED

THIS DEED, made and entered into this 1 day of July, 2024, by and between **Stylish Edge Investments, LLC, a Kentucky Limited Liability Company**, First Party, with a mailing address of P.O. Box 3093, Clarksville, IN 47131; AND **Nicole Vu, an unmarried woman**, Second Party, with a mailing address of 205 Cumberland Avenue, Louisville, KY 40214;

The current year's tax bill to be sent in c/o Nicole Vu at: 205 Cumberland Avenue, Louisville, KY 40214;

WITNESSETH:

THAT, for a valuable consideration of **\$150,000.00**, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, his or her heirs and assigns forever, the following described property located in Jefferson County, Commonwealth of Kentucky:

A Tract of land described as Lot No. 164 of Southdowns Subdivision, a map or plat which Subdivision is recorded in Plat and Subdivision Book 7, Page 90 and 91, in the office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed from 1414 Larchmont Family Revocable Land Trust, A. Higgs, Trustee, with full power of sale to Stylish Edge Investments, LLC, a Kentucky Limited Liability Company by deed dated 11/30/2023 and recorded on 12/04/2023 in Deed Book 12742 at Page 495 in the Official Records of the Jefferson County Clerk.

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.

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24-Cut-0198

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:

Stylish Edge Investments, LLC, a Kentucky
Limited Liability Company

By: Jennifer Embry-Seaton member
Jennifer Embry-Seaton, Member

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this _____ day of July, 2024, by Jennifer Embry-Seaton, Member of Stylish Edge Investments, LLC, a Kentucky Limited Liability Company, First Party.

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

STEPHEN THOMAS PARKER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP68536
MY COMMISSION EXPIRES MARCH 12, 2027


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24-CUP-019

SECOND PARTY:

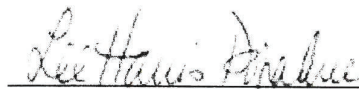

Nicole Vu

STATE OF KENTUCKY
COUNTY OF JEFFERSON

1 The foregoing instrument was subscribed, sworn to and acknowledged before me on this day of July, 2024, by Nicole Vu, an unmarried woman, Second Party.


Notary Public, State at Large
My Commission Expires: _____
Notary ID #: _____

THIS INSTRUMENT PREPARED BY AND RETURN TO:


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

STEPHEN THOMAS PARKER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP68536
MY COMMISSION EXPIRES MARCH 12, 2027

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PLANNING

END OF DOCUMENT

24-CUP-0198