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MAIL TAX BILL, IN-CARE-OF:
541 E Ormsby, LLC, a
Kentucky limited liability company
Attn: Katherine Hyde, Manager
923 Rodney Drive
Nashville, Tennessee 37205

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED between **MARY BETH CLEARY**, an unmarried person, Grantor, with a mailing address of 2233 Hawthorne Avenue, Louisville, Kentucky 40205 to **541 E ORMSBY, LLC**, a Kentucky limited liability company, Grantee, with a mailing address of 923 Rodney Drive, Nashville, Tennessee 37205 is dated this 3rd day of January, 2020.

WITNESSETH: That for a valuable consideration in the sum of \$70,000.00, the receipt of which is hereby acknowledged, the Grantor does hereby sell and convey unto the Grantee, in fee simple, with Covenant of **GENERAL WARRANTY**, the following described property known as 541 E. Ormsby Avenue, Louisville, Jefferson County, Kentucky, to-wit:

BEGINNING at the Northwest corner of Ormsby Avenue and Hancock Street; running thence Westwardly along the North side of Ormsby Avenue, 25 feet, and extending bank Northwardly of the same width, the East line binding on the West line of Hancock Street, 135 feet to an alley.

Being the same property conveyed to Edward W. Cleary and Mary Beth Cleary, husband and wife, by Deed dated November 13, 1986, of record in Deed Book 5629, Page 871, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to Mary Beth Cleary, a married person, now an unmarried person, by Quitclaim Deed dated October 15, 2002, of record in Deed Book 7985, Page 77, in the Office of the Clerk of Jefferson County, Kentucky.

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 382.135.

The Grantor 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 roads, highways and other public rights of way, easements and restrictions of record, zoning laws affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2020, which said taxes shall be prorated between the parties hereto and all future State, County, City and School taxes thereafter shall be assumed and paid by the Grantee.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this 3rd day of January, 2020.

GRANTOR:


MARY BETH CLEARY

STATE OF KENTUCKY

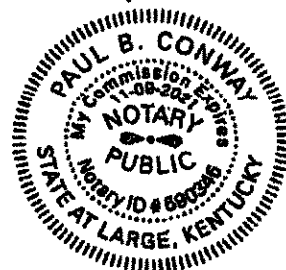
COUNTY OF JEFFERSON

I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 3rd day of January, 2020, the foregoing instrument was produced to me in said State and County by Mary Beth Cleary, an unmarried person, Grantor, and was acknowledged and sworn by her to be her voluntary act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 3rd day of January, 2020.

My Commission Expires: 11-9-2021


NOTARY PUBLIC, STATE AT LARGE, KY



IN TESTIMONY WHEREOF, witness the signature of the Grantee on this 3rd day of January, 2020.

GRANTEE:

**541 E ORMSBY, LLC, a Kentucky
limited liability company**


By: Katherine Hyde, Manager

STATE OF KENTUCKY

COUNTY OF JEFFERSON


I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 3rd day of January, 2020, the foregoing instrument was produced to me in said State and County by Katherine Hyde, the duly authorized Manager, of 541 E Ormsby, LLC, a Kentucky limited liability company, Grantee, and was acknowledged and sworn by her to be her duly authorized act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 3rd day of January, 2020.

My Commission Expires: 11-9-2021


NOTARY PUBLIC, STATE AT LARGE, KY

THIS INSTRUMENT PREPARED BY:


PAUL B. CONWAY, Attorney at Law
Conway Law Office
608 Baxter Avenue
Louisville, Kentucky 40204
(502) 749-3600

