

Prepared by:

Defender Title and Escrow Agency, LLC  
2605 Thomas Drive, #105  
Panama City Beach, FL 32408

File Number: 22-3439  
Parcel ID: 04130-100-004

### Warranty Deed

**This Warranty Deed** made this 9th day of August, 2022, between Jerome P. Hoffer and Lisa S. Hoffer, husband and wife, (henceforth referred to as "Grantor") whose post office address is 3515 Windsor Circle, Cleveland, TN 37312, and **William Parker, a single man, of 2206 21st Avenue South, Suite 300, Nashville, TN 37212, and Jeramie Lopez, a married man,** (henceforth referred to as "Grantee") of **8335 Shorthorn Drive, Northfield, OH 44067:**

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following land, situate, lying and being in Bay County, Florida to wit.

**Lot 4, OCEAN PLANTATION, according to the Plat thereof recorded in Plat Book 21, Pages 67 & 68, in the Public Records of Bay County, Florida.**

**To Have and To Hold**, the same in fee simple forever.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor hereby covenants with said Grantee, their heirs and/or assigns, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Danyal Grant  
Witness 1  
Printed Name: Danyal Grant

Jerome P. Hoffer  
Jerome P. Hoffer  
Lisa S. Hoffer  
Lisa S. Hoffer

Becky Brown  
Witness 2  
Printed Name: Becky Brown

STATE OF Tennessee  
COUNTY OF Bradley

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this 14th day of August, 2022 by Jerome P. Hoffer and Lisa S. Hoffer who (X) was/were personally known to me, or ( ) presented the following identification:  
\_\_\_\_\_

Becky Brown  
Notary Public  
My Commission Expires: 3/6/24

