Karen Johnson Davidson County
Batch# 890052 DEEDWARR
07/18/2022 09:50:21 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220718-0081826

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me this 14th day of July, 2022.

Notary Public
My Commission Expires: 1-25-23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No.: 2022-398

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah K. Bendorf and Christopher J. Beckum	OnY Glo, Inc. DBA LoanLock	
635 Durrett Dr	6 Hutton Centre Drive Suite 1030	147-10-0-21.400
Nashville, TN 37211	Santa Ana, CA 92707	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Lucas J. Hoge, married,

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Sarah K. Bendorf, a single woman and Christopher J. Beckum, an unmarried man, as joint tenants with right of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of B. J. Home Builders Subdivision, Section One of record in Plat Book 8250, Page 833, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucas J. Hoge by Warranty deed from Deron Sharpe and wife,

Being the same property conveyed to Lucas J. Hoge by Warranty deed from Deron Sharpe and wife, Stephanie Sharpe of record in Instrument No. 20050601-0061688 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 01, 2005.

Being the same property conveyed to Lucas J. Hoge by Deed dated May 31, 2005 from Deron Sharpe and wife, Stephanie Sharpe, recorded June 1, 2005, in Instrument Number 20050601-0061688, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

Laura Lynn Hoge, wife of the Grantor, hereby joins in this conveyance to convey her marital interest, if any, in the subject property.

This is __x__ improved _____unimproved property and the address of the herein described property is believed to be 635 Durrett Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 14th day of July, 2022.

Lucas J. Hoge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lucas J. Hoge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of July, 2022.

Notary Public at Large

My Commission Expires: 2/20/2023



Laura Lynn Hoge

STATE OF NORTH CAROLINA
COUNTY OF Lincoln

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Laura Lynn Hoge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he~~/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lincoln County, North Carolina this 14th day of July, 2022.

Notary Public at Large

My Commission Expires: 04/22/25

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2025