WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 02.05.30 (AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Karen Johnson
Batch # 1451899
07/27/2026 02:38:00 PM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20260727-0068221

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oak Home Offers, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**103-02-0-096.00**
1011B Montrose Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCHLOSSER KOHO LIVING TRUST U/A/D JANUARY 29, 2025,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

The following described real property located in Davidson County, Tennessee, and more fully descibed as follows:

Commencing at the intersection of the Southerly right of way (25 foot R.O.W.) of Maudina Avenue and the Westerly right of way (25 foot R.O.W.) of Oceola Avenue, thence with said right of way of Oceola Avenue, South 06 degrees 09 minutes 24 seconds East, 123.27 feet to a point in the center of a natural drain at the Southeasterly corner of P. Pallapothus as recorded in Deed Book 6452, Page 491, R.O.D.C., said point being that point of beginning of herein described parcel; thence continuing with said right of way, South 06 degrees 09 minutes 24 seconds East, 75.40 feet to an iron pin found at the Northeasterly corner of Shelby Propst as recorded in Deed Book 9648, Page 967, R.O.D.C.; thence with the Northerly line of Propst, South 80 degrees 30 minutes 50 seconds West, 74.38 feet to an iron pin found at the Southeasterly corner of Betty White as recorded in Deed Book 8463, Page 152, R.O.D.C.; thence with White, North 08 degrees 23 minutes 37 seconds West, 40.70 feet to a point in the centerline of said drain at the Southwesterly corner of said Pallapothu; thence with Pallapothu's Southerly line and said drain, North 56 degrees 35 minutes 54 seconds East, 85.31 feet to the point of beginning. Containing 0.10 acres, more or less, as surveyed by Arrowhead Survey on February 7, 2001.

Being the same property conveyed to Donald Carl Schlosser by Warranty Deed from Frances Ruth Gaddis of record in Instrument No. 20010706-0072276 Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded on July 6, 2001.

Being the same property conveyed to Donald C. Schlosser and Brian H. Koho in their capacity as Trustees of the Schlosser Koho Living Trust U/A/D January 29, 2025 by Quitclaim Deed from Donald Carl Schlosser of record in Instrument No. 20250320-0020766 Register's Office for Davidson County, Tennessee, dated March 18, 2026 and recorded on March 20, 2026.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters as shown on survey prepared by Arrowhead Survey, dated February 7, 2001.
- All matters as shown on plan of record in Deed Book 161, 164, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Oceola Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 22nd DAY OF JULY, 2026.

Schlosser Koho Living Trust U/A/D January 29, 2025

BY: Donald Carl Schlosser

Donald C. Schlosser
Trustee

BY: Brian Herbert Koho

Brian H. Koho
Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD C. SCHLOSSER, TRUSTEE of SCHLOSSER KOHO LIVING TRUST U/A/D JANUARY 29, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal this the22nd of July, 2026.

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN H. KOHO, TRUSTEE of SCHLOSSER KOHO LIVING TRUST U/A/D JANUARY 29, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal this the 22nd of July, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/22/26 & 07/23/26.

Affiant Signature July 27, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 27th day of July, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028