Karen Johnson Davidson County
Batch# 1460081 DEEDWARR
08/17/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260817-0076585

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/10/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 190D Saundersville Road
Hendersonville, TN 37075
file # 10388-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Scott P. Schoffstall and Jennifer T. Donnelly-Schoffstall	**Ameris Bank**	059150A07400CO
14230 Rehobeth Church Rd	1000 Corporate Centre Dr, Ste 120	
Lovettsville, VA 20180	Franklin, TN 37067	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mikaela Layer Tani, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott P. Schoffstall and Jennifer T. Donnelly-Schoffstall, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Being Lot No. 66, Phase Three, Chateau Valley, of record as Instrument No. 20001103-0109136, and as Surveyor's Certificate of Correction in Instrument No. 20020103-0000854, Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

BEING the same property conveyed by Warranty Deed from OfferPad SPVBorrower1, LLC, a Delaware limited liability company, an Arizona Limited Liability Company and/or Offerpad Affiliated Entity to Mikaela Danielle Layer, an unmarried woman, recorded September 13, 2021, as Instrument No. 20210913O122542 in Davidson County, Tennessee Register of Deeds.

Mikaela Danielle Layer having since married, now know as Mikaela Layer Tani

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2812 Stokers Lane North Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 10, 2026.

Mikaela Layer Tani

Elih Tani

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mikaela Layer Tani and Elih Tani, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 10, 2026.

Notary Public

My Commission Expires: 8/19/28

File #: 10388-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 8/10/26.

Affiant Signature – Joshua A. Terry

8/13/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/13/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27