This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 916384 DEEDWARR
09/14/2022 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $1,641.32
20220914-0102372

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd., Ste. 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd. Ste. 1600
Tempe, AZ 85281

Map parcel number: 126150B25500CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Caleb Joshua Blankenship and Sheelah Mani Iyengar Blankenship, as Trustees of The Blankenship Family Trust dated February 24, 2022

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hand this 12th day of September, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Blankenship Family Trust dated February 24, 2022

, Trustee
Caleb Blankenship, Trustee

, Trustee
Sheelah Blankenship, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Caleb Joshua Blankenship, Trustee and Sheelah Mani Iyengar Blankenship, Trustee of The Blankenship Family Trust dated February 24, 2022, a Notary Public in and for said County and State, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of September, 2022

Alan Fuchs

Notary Public

Printed Name: Alan Fuchs

My Commission Expires: 06/15/2025

ALAN FUCHS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 7148 Commonwealth Circle, Nashville, TN 37221

COUNTY: Davidson

CLIENT CODE: 458482

TAX PARCEL ID/APN: 126150B25500CO

Land in Davidson County, Tennessee, being Lot No. 134 as shown on the map entitled Plan of Section Three Lexington Point Subdivision, of record in Instrument No. 20020116-0006331,

Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Caleb Blankenship and Sheelah Mani Iyengar Blankenship, as Trustees of The Blankenship Family Trust dated February 24, 2022, by Caleb Blankenship and Sheelah Blankenship, Husband and Wife, dated 2/24/2022, recorded 2/25/2022 in Instrument No. 20220225-0021629 Register's Office for Davidson County, Tennessee.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

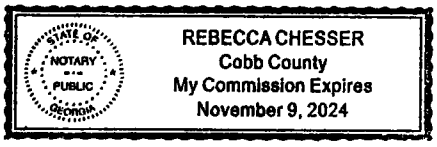
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $443,600.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 13th day of September, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
7148 Commonwealth Circle, Nashville, TN 37221

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 September 12, 2022 (date of document).

Kayla Short
Affiant Signature

9/13/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 13th day of September, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

