Name and Address of New Owner:
Joy Danae Kunselman
2108 Stratford Avenue
Nashville, TN 37216

Send Tax Bills To:
Churchill Mortgage Corp.
761 Old Hickory Blvd., Ste 400
Brentwood, TN 37027

This Instrument Prepared By:
Misty M. Newcomb
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 204316 DEEDWARR
03/11/2019 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,208.05
20190311-0021864

Map & Parcel No: 072-12-0-097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rachel Chastain nka Rachel Chastain Rivera and Wesley J. Rivera, wife and husband** , "the Grantors", have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Joy Danae Kunselman, unmarried,** "the Grantee", the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Dalewood, Section I of record in Plat Book 1424, Page 108, 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 Rachel Chastain, an unmarried woman, by Warranty Deed from Michael Boyd and Nancy Boyd, husband and wife, dated 09/10/2014, recorded 09/12/2014, of record in Instrument No. 20140912-0083877, Register's Office for Davidson County, Tennessee.

The said Rachel Chastain having since married and now being known as Rachel Chastain Rivera.

The said Wesley J. Rivera hereby joins in this conveyance to release any interest in the property, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of March, 2019.

Rachel Chastain nka
Rachel Chastain Rivera

Wesley J. Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2019, before me personally appeared Rachel Chastain nka Rachel Chastain Rivera and Wesley J. Rivera, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 8th day of March, 2019.

Notary Signature
My commission expires: 7/5/21

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

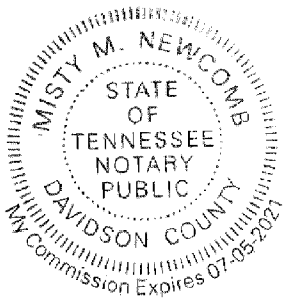
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $326,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of March, 2019.

Notary Public
My commission expires: 7/5/21
File No. 2019-856-TN



True Copy Certification

I, Steve Berneman do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021