Karen Johnson Davidson County
Batch# 672390 DEEDWARR
07/07/2021 02:17:55 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210707-0091457

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $650,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2021. Notary Public My commission expires: 01/19/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin Key and Regina Krummenacher	New Owner(s)	091-15-0-212.00
314 51st Avenue N		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT L. CROWELL, A MARRIED MAN AND LENY K. CROWELL, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN KEY, AN UNMARRIED MAN AND REGINA KRUMMENACHER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly 56 feet of the Westerly half of Block 9, on the Plan of the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning at the Northeast corner of 51st Avenue North, formerly 10th Street and Elkins, formerly Second, the Easterly margin of 51st Avenue North, Northwardly 56 feet to a point 94 feet South of the Southerly margin of an alley; thence Eastwardly and parallel with said alley 160 feet; thence Southwardly and parallel with the Easterly margin of 51st Avenue North, 56 feet to the Northerly margin of Elkins Avenue; thence with said Avenue, Westwardly 160 feet to the beginning.

Being the same property conveyed to Robert L. Crowell by Warranty deed from Cartus Financial Corporation, formerly known as Cendant Mobility Financial Corporation, a Delaware Corporation of record in Instrument No. 20070807-0094209 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on August 07, 2007.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 486-P21314

Being the same property conveyed to Robert L. Crowell and Leny K. Crowell by Quitclaim deed from Robert L. Crowell of record in Instrument No. 20140325-0024547 Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 25, 2014. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 314 51st Avenue North Nashville, Tennessee 37209.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 314 51st Avenue North, Nashville, TN 37209, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2021.

Robert L. Crowell

Leny K. Crowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert L. Crowell and Leny K. Crowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025