Karen Johnson Davidson County
Batch# 1435171 DEEDWARR
06/17/2026 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260617-0054997

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

G-C-26-314-51

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)
Carolyn Grace Pearigen and **Robert Wesley Pearigen**	**Citizens Community Bank**	
(NAME) **314 51st Avenue North**	(NAME) **1418 Dinah Shore Blvd.**	**091-15-0-212.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Winchester, TN 37398**	
(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),a nd other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN KEY ANDR EGINA CLAIRE KRUMMENACHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLYN GRACE PEARIGEN, AN UNMARRIED WOMAN, AND ROBERT WESLEY PEARIGEN, A MARRIED MAN, A JOINT TENANTS W ITH THERIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and as signs, thatcertain 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 Benjamin Key, an unmarried man and Regina Krummenacher, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Robert L. Crowell, a married man and Leny K. Crowell, a married person of record in Instrument No. 20210707-0091457 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 07, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, 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: **314 51st Avenue North, 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 12th DAY OF JUNE, 2026.

Benjamin Key

Regina Krummenacher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN KEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA KRUMMENACHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tammy Carney,** 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 this the 12 day of June, 2026.

Affiant Signature
Date 6-12-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

