Karen Johnson Davidson County
Batch# 741730 DEEDWARR
10/22/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20211022-0142291

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ky Sychareune and Jennifer Poole Sychareune husband and wife, as joint tenants with right of survivorship | New Owner (NAME) | |
| 747 Dry Creek Road (ADDRESS) | (ADDRESS) | 024-00-0-191.00 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Richard E. Carter,, Jr. and wife, Molley A. Carter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ky Sychareune and Jennifer Poole Sychareune husband and wife, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, 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. Tract 4 on the Plan of Final Plat Swift Hollow No. 3 of record in Plat Book 6200, Page 871, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and further described below.

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, identified as Tract 4 on a boundary and tract survey of Swift Hollow dated August 3, 1989, by Joe M. Cummings, Registered Land Surveyor, No. 1513 (Job No. 89-046) (S), as follows:

Tract 4

Beginning at a point in the Northerly margin of Dry Creek Road (said point being on a curve having a delta angle of 15 degrees 56 minutes 39 seconds , a radius of 635.65 feet a tangent of 89.02 feet for a length of 51.48 feet from the Southwest corner of the property conveyed to Francis R. Brown by deed of record in Book 5676, page 651, Register's Office for Davidson County, Tennessee); thence, with a Northerly margin of Dry Creek Road on a curve having a delta angle of 15 degrees 56 minutes 39 seconds, a radius of 635.65 feet a tangent of 89.02 feet and a length of 125.41 feet to a concrete monument; thence, South 63 degrees 11 minutes 24 seconds West 115.35 feet to a concrete monument; thence, on a curve having a delta angle of 53 degrees 18 minutes 19 seconds , a radius of 552.79 feet a tangent of 277.45 feet for a length of 80.00 feet to a concrete monument; thence, North 18 degrees 31 minutes 04 seconds West 149.16 feet to a point; thence, North 68 degrees 52 minutes 54 seconds East 366.83 feet to a point; thence, South 0 degrees 31 minutes 37 seconds West 145.59 feet to the point of beginning and containing 1.10 acres, more or less.

Being the same property conveyed to Richard E. Carter, Jr. and wife, Molley A. Carter and David W. Lee and wife, Rosemarie Lee by Warranty deed from Carl Shannon and wife, Judy Shannon, and P and G Property Investment, Inc., a Tennessee corporation of record in Book 7937, page 790, Register's Office for Davidson County, Tennessee, dated September 11, 1989 and recorded on September 14, 1989. Being the same property conveyed to Richard E. Carter, Jr. and wife, Molley A. Carter by Quitdaim deed from David W. Lee and wife, Rosemarie Lee of record in Book 8235, page 324, Register's Office for Davidson County, Tennessee, dated November 09, 1990 and recorded on November 12, 1990. Being the same property conveyed to Richard E. Carter, Jr. and wife, Molley A. Carter by Quitdaim deed from David W. Lee and wife, Rosemarie Lee of record in Book 8341, page 206, Register's Office for Davidson County, Tennessee, dated November 09, 1990 and recorded on November 12, 1990.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 747 Dry Creek Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

# WARRANTY DEED
(Continued)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this 15th day of October, 2021.

Richard E. Carter, Jr.

Richard E. Carter,, Jr.

Molley A. Carter

Molley A. Carter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard E. Carter,, Jr. and wife, Molley A. Carter, the herein bargainor(s), 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 15th day of October, 2021.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/[illegible]/2022

(SEAL)

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

# 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 10/15/21.

Affiant Signature

10/19/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/19/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON