Karen Johnson Davidson County
Batch# 1297695 DEEDWARR
07/15/2025 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20250715-0055540

WARRANTY DEED

B-ELAM-25-747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

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)
Matthew Allen Vassar and Shari Lynn Brown	same	
(NAME)	(NAME)	**024-00-0-191.00**
747 Dry Creek Rd		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KY SYCHAREUNE AND JENNIFER POOLE SYCHAREUNE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW ALLEN VASSAR, AN UNMARRIED MAN, AND SHARI LYNN BROWN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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.

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. 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).

Being the same property conveyed to Ky Sychareune and Jennifer Poole Sychareune, husband and wife by Warranty Deed from Richard E. Carter, Jr.. and wife, Molley A. Carter, dated October 15, 2021 and recorded October 22, 2021 in Instrument No. 20211022-0142291, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 871, 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: **747 Dry Creek Rd, Goodlettsville, Tennessee 37072**.

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 14th DAY OF JULY, 2025.

Ky Sychareune

Jennifer Poole Sychareune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KY SYCHAREUNE, 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 14th of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER POOLE SYCHAREUNE, 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 14th of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Abby L. Woodward, 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 7.14.25 (date of document).

Angela Hyde
Affiant Signature

July 14, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of July, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29