Karen Johnson Davidson County
Batch# 1279920 DEEDWARR
05/30/2025 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20250530-0042667

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $429,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of May, 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Thomas W. Deschamps and Myka Deschamps, and George Thomas Deschamps, Jr.	SWBC Mortgage Corporation	073-07-0-057.00
(NAME)	(NAME)	
2407 Fairbrook Drive	9311 San Pedro, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dorothy P. Hix, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Thomas W. Deschamps and Myka Deschamps, husband and wife and George Thomas Deschamps, Jr., a married man, as tenants in common with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 374 on the plan of Section VI, Sunset View, as of record in Book 2900, Page 54 and 55, Register's Office for said county.

Said lot fronts 100 feet on the Southeasterly side of Fairbrook Drive and runs back 531.12 feet on the Northeasterly line and 443.87 feet on the Southwesterly line to a dead line, which is a broken line, on which it measures 281.49 feet.

Being the same property conveyed to Fred Hix, Jr, and wife, Dorothy P. Hix, by Warranty Deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, of record in Book 3132, page 45, Register's Office for Davidson County, Tennessee, dated September 21, 1960 and recorded on September 22, 1960.

The said Fred Hix, Jr. having since deceased on or about September 14, 1989.

This property is __unimproved _X_improved property known as: 2407 Fairbrook Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of May, 2025.

Dorothy P Hix by Kevin Hix her attorney in fact

Dorothy P. Hix by Kevin Hix
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Kevin Hix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Dorothy P. Hix and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202505300042666

Witness my hand and official seal, this the 27th day of May, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 5-27-2025.

Affiant Signature

5-27-2025
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 27 day of May, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY