Karen Johnson
Batch # 1478142
09/28/2026 09:47:02 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260928-0089399

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL Nos.
Harry Russell Hix, III 7226 Hammet Road Tampa, Florida 33647	Harry Russell Hix, III 7226 Hammet Road Tampa, Florida 33647	106 15 0 045.00

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

Betty Joann Hix died intestate on May 7, 2026. On May 29, 2026, the Probate Court for Davidson County, Tennessee granted Letters of Administration to Harry Russell Hix, III in case number 26P-1000.

The Administrator by signing this Deed releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this Estate. The Administrator quitclaims to Harry Russell Hix, III, all right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, page 33, Register's Office for said County.

Said Lot No. 24 fronts 150.0 feet on the southwesterly side of Deervale Drive and extends back 296.5 feet on the northwesterly line and 304.6 feet on the southeasterly line to a dead line in the rear, measuring 120.0 feet thereon.

Being part of the same property conveyed to Charles D. Whorley and wife, Dorothy W. Whorley, by deed from Houston T. Ezell and wife, Mabel W. Ezell, of record in Book 3575, page 305, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry Russell Hix and wife, Jo Ann Lewis Hix, by deed from Charles D. Whorley and wife, Dorothy W. Whorley, of record in Book 3764, page 17, Register's Office for Davidson County, Tennessee.

Harry Russell Hix having predeceased his wife, Jo Ann Lewis Hix, on January 6, 2022.

Jo Ann Lewis Hix and Betty Joann Hix are one and the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

This is improved real property commonly known as 913 Deervale Drive, Nashville, Tennessee 37217.

WITNESS my hand this 20 day of September, 2026.

Harry Russell Hix III

Harry Russell Hix, III, ADMINISTRATOR
ESTATE OF BETTY JOANN HIX

STATE OF FLORIDA]
COUNTY OF HILLSBOROUGH]

Personally appeared before me, HARRY RUSSELL HIX a Notary Public in and for said County and State, the within named HARRY RUSSELL HIX III, ADMINISTRATOR, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of Sept., 2026.

Deborah R. M. Mosley
NOTARY PUBLIC

My Commission Expires: 11-12-2028

STATE OF FLORIDA]
COUNTY OF HILLSBOROUGH]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 20 day of September, 2026.

HARRY RUSSELL HIX, ADMINISTRATOR

Deborah Ro M. Mosley
NOTARY PUBLIC
My Commission Expires: 11-12-2028

Notary Public State of Florida
Deborah Rose Marie Mosley
My Commission HH 599000
Expires 11/12/2028