Karen Johnson Davidson County
Batch# 655537 DEEDWARRSP
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Fees: $28.00 Taxes: $888.76
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Prepared by and Return to:
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MANIER & HEROD, a Tennessee Professional Corporation
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Nashville, Tennessee 37203
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PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Hanna J. Besser Living Trust **c/o Thomas R. Besser and** **Christine M. Besser, Co-Trustees** **4302 Tuscarora Street** **Pasadena, TX 77504**	**New Owner**	**086-07-0-060.00**

HANNA BESSER (a/k/a HANNA J. BESSER, hereinafter referred to as "Decedent") died on November 19, 2020, leaving a Last Will and Testament dated September 19, 2020. The Last Will and Testament was admitted to probate on January 20, 2021, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and assigned the case number 20 P-2117. The Co-Personal Representatives, THOMAS R. BESSER and CHRISTINE M. BESSER, are duly qualified. The Co-Personal Representatives, by signing this Personal Representative's Special Warranty Deed, release any right the Co-Personal Representatives have to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of Two Hundred Forty Thousand Two Hundred Six Dollars ($240,206), the receipt of which is hereby acknowledged, THOMAS R. BESSER and CHRISTINE M. BESSER, Co-Personal Representatives of the ESTATE OF HANNA J. BESSER (collectively "Grantor"), by these presents and for the purpose of administering said estate, do hereby transfer and convey unto THOMAS R. BESSER and CHRISTINE M. BESSER, Co-Trustees of the HANNA J. BESSER LIVING TRUST dated September 19, 2020 (collectively "Grantee"), their successors and assigns, all of Grantor's right, title, and interest in and to that certain property located in Davidson County, Tennessee, more particularly described on the attached Exhibit A. The legal description stated in Exhibit A has been taken from the prior Warranty Deed conveying the interest in said property to Decedent and the draftsman of this Special Warranty Deed assumes no liability as to the accuracy thereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee and Grantee's heirs, successors, and assigns, forever. Each Grantor, individually, warrants title to the above-

described real property only in such Grantor's capacity as Co-Personal Representative against all persons claiming under each such Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

By signing below, Dvora L. Gehring and Theodore Gehring hereby each execute this instrument in their respective capacities as beneficiaries of the Hanna J. Besser Living Trust dated September 19, 2020, for the purpose of consenting to the transfer of this property and conveying any interest they may have in the property described in the attached Exhibit A by virtue of being beneficiaries of the said Hanna J. Besser Living Trust.

WITNESS OUR HANDS this 21st day of May, 2021.

GRANTOR:

Thomas R Besser, Co-personal representative
Thomas R. Besser, Co-Personal Representative
of the Estate of Hannah J. Besser

C M Besser, co-personal representative
Christine M. Besser, Co-Personal Representative
of the Estate of Hannah J. Besser

Dvora L. Gehring
Dvora L. Gehring, Individually

Theodore Gehring, Individually

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, Victor Gomez, a Notary Public of this County, THOMAS R. BESSER, 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 is the Co-Personal Representative of the ESTATE OF HANNA J. BESSER and that he executed the within instrument for the purposes therein contained as Co-Personal Representative of said estate.

WITNESS MY HAND, at office, this 21 day of May, 2021.

VICTOR GOMEZ
Notary Public, State of Texas
Comm. Expires 01-17-2022
Notary ID 129591299

Victor Gomez
Notary Public
My Commission Expires: 01-17-2022

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, Victor Gomez, a Notary Public of this County, CHRISTINE M. BESSER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Co-Personal Representative of the ESTATE OF HANNA J. BESSER and that she executed the within instrument for the purposes therein contained as Co-Personal Representative of said estate.

WITNESS MY HAND, at office, this 21 day of May, 2021.

VICTOR GOMEZ
Notary Public, State of Texas
Comm. Expires 01-17-2022
Notary ID 129591299

Victor Gomez
Notary Public
My Commission Expires: 01-17-2022

STATE OF NC)
COUNTY OF Union)

Personally appeared before me, Rocky Hornaday, a Notary Public of this County, DVORA L. GEHRING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24 day of May, 2021.

ROCKY HORNADAY
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/17/2023

Notary Public
My Commission Expires: 06.17.2023

STATE OF NC)
COUNTY OF Union)

Personally appeared before me, Rocky Hornaday, a Notary Public of this County, THEODORE GEHRING, 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24 day of May, 2021.

ROCKY HORNADAY
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/17/2023

Notary Public
My Commission Expires: 06.17.2023

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $240,206.

VICTOR GOMEZ
Notary Public, State of Texas
Comm. Expires 01-17-2022
Notary ID 129591299

Thomas R. Besser, Affiant

Sworn and subscribed to before me, this 21 day of May, 2021.

My Commission Expires: 01/17/2022

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled Phase 1, Section Two, Jackson's Retreat, of record in Plat Book 5200, pages 334-335, amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hanna Besser, a single person, by Warranty Deed dated April 19, 2019, from Tina M. Houck, unmarried, of record as Instrument No. 20190423-0037351, Register's Office for Davidson County, Tennessee. Hanna Besser, having died testate November 19, 2020, and her interest in said property vesting in the Co-Personal Representatives of the Estate of Hanna J. Besser pursuant to Tennessee Code Annotated, Section 31-2-103, and the Last Will and Testament of Hanna J. Besser admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 20 P-2117, upon qualification of Thomas R. Besser and Christine M. Besser as the Co-Personal Representatives of the Estate of Hanna J. Besser by Order of said Court dated January 20, 2021.

The above-described property is improved real property located at 201 Retreat Court West, Hermitage, Davidson County, Tennessee 37076.