Prepared by and Return to:
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Karen Johnson Davidson County
Batch# 697221 DEEDQC
08/13/2021 10:40:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210813-0109506

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
HJBL Holdings, LLC **4302 Tuscarora Street** **Pasadena, TX 77504**	**Same**	**086-07-0-060.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, THOMAS R. BESSER and CHRISTINE M. BESSER, Co-Trustees of the HANNA J. BESSER LIVING TRUST dated September 19, 2020, (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto HJBL Holdings, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled Phase I, 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 Thomas R. Besser and Christine M. Besser, Co-Trustees of the Hanna J. Besser Living Trust dated September 19, 2020, by Personal Representative's Special Warranty Deed dated May 21, 2021, from Thomas R. Besser and Christine M. Besser, Co-Personal Representatives of the Estate of Hanna J. Besser, of record as Instrument No. 20210611-0079256, Register's Office for Davidson County, Tennessee.

This is improved property known as 201 Retreat Court West, Hermitage, Davidson County, Tennessee 37076.

The legal description stated above has been taken from the prior Personal Representative's Special Warranty Deed conveying the interest in said property to Grantor and

the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title or any other warranties of any nature whatsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 27 day of July, 2021.

THOMAS R. BESSER, Co-Trustee of the Hanna J. Besser Living Trust, Grantor

CHRISTINE M. BESSER, Co-Trustee of the Hanna J. Besser Living Trust, Grantor

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me Chantal Daniels, 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 Co-Trustee of the HANNA J. BESSER LIVING TRUST dated September 19, 2020, and that he executed the within instrument for the purposes therein contained for and on behalf of said Trust.

WITNESS MY HAND, at office, this 27 day of July, 2021.

CHANTAL DANIELS
Notary ID #132934208
My Commission Expires
February 19, 2025

Notary Public
My Commission Expires: 2/19/25

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, Chantal Daniels, 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 Co-Trustee of the HANNA J. BESSER LIVING TRUST dated September 19, 2020, and that she executed the within instrument for the purposes therein contained for and on behalf of said Trust.

WITNESS MY HAND, at office, this 27 day of July, 2021.

CHANTAL DANIELS
Notary ID #132934208
My Commission Expires
February 19, 2025

Chantal D
Notary Public
My Commission Expires: 2/19/25

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00.

CHANTAL DANIELS
Notary ID #132934208
My Commission Expires
February 19, 2025

Thomas R. Besser
Thomas R. Besser, Affiant

Sworn and subscribed to before me this 27 day of July, 2021.

My Commission Expires: 2/19/25

Chantal D
Notary Public