#1

The preparer of this Deed makes no representation as to the status of the title to the property conveyed herein, the deed reference, the description of the property and the survey upon which the description is based having been provided to the preparer of this deed by the Grantor.

Name and address of property owners responsible for payment of taxes:
George Andrew Zirkle, III, Co-Trustee
5517 Glen Cove Road
Knoxville, TN 37919

Karen Johnson
Batch # 1208426
11/26/2024 08 18 43 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241126-0092154

TRUSTEES' QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that George Andrew Zirkle III and Joyce Zirkle Tapscott, Co-Trustees of the Zirkle Revocable Trust dated October 20, 2008 as amended and restated on November 22, 2010, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution of the assets of the Zirkle Revocable Trust dated October 20, 2008 as amended and restated on November 22, 2010, have bargained and sold and hereby remise, release and forever quitclaim the right, title and interest of the Zirkle Revocable Trust dated October 20, 2008 as amended and restated on November 22, 2010, in and to the following tract of land to George Andrew Zirkle, III, and Joyce Zirkle Tapscott, Co-Trustees of the Zirkle Family Trust FBO Lindsay Panella, and their respective successors and assigns. Said tract of land being conveyed hereunder is described as follows:

Map 033, Parcel 14 0 069.00
Property Address: 306 Green Acres Drive, Goodlettsville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Pleasant Hills Addition of record in Book 3300, Page 7, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Green Acres Drive at the common corner of Lots Nos. 93 and 94; thence with the line between said lots, westerly 175 feet to a corner of Lot No 95 on said Plan; thence with the line between Lot Nos. 94 and 95, southwesterly 179.1 feet to a point in the northerly margin of Green Acres Court; thence with the margin of the same easterly 243.1 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a point in the westerly margin of Green Acres Drive; thence with the margin of the same northerly 180.4 feet to the beginning.

BEING the same property conveyed to George Andrew Zirkle III and Joyce Zirkle Tapscott, Co-Trustees of the Zirkle Revocable Trust dated October 20, 2008 as amended and restated on November 22, 2010, from Robert D. Johnson, Jr. and Susan N. Johnson, husband and wife, by Warranty Deed dated December 13, 2019, and recorded in Instrument No. 201912230132433, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Co-Trustees, by signing this deed, release any right the Co-Trustees have to recover the properties in the event of the subsequent insolvency of the Zirkle Revocable Trust dated October 20, 2008 as amended and restated on November 22, 2010.

This Instrument Prepared by
Victoria B. Tillman, Attorney at Law
McKinney & Tillman, P.C.
1019 Orchid Drive
Knoxville, Tennessee 37912

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

WITNESS the said Grantors set their hands this 14 day of November 2024.

THE ZIRKLE REVOCABLE TRUST DATED OCTOBER 20, 2008 AS AMENDED AND RESTATED ON NOVEMBER 22, 2010

George Andrew Zirkle III, Co-Trustee

Joyce Zirkle Tapscott, Co-Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

On this the 14 day of November, 2024, before me personally appeared George Andrew Zirkle, III, and Joyce Zirkle Tapscott, to me known, or proved to me on the basis of satisfactory evidence, to be the persons described in and who executed the foregoing instrument in their capacity as Co-Trustees of the Zirkle Revocable Trust dated October 20, 2008 as amended and restated on November 22, 2010, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires: 6-24-25

KARLENE V SHOEMAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BLOUNT

AFFIDAVIT

STATE OF TENNESSEE)
.ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to Tenn. Code Annotated §67-4-409(a)(1)(C)(viii), and no oath of value shall be required

George Andrew Zirkle, III, Co-Trustee of the
Zirkle Family Trust FBO Lindsay Panella

SWORN TO AND SUBSCRIBED before me
this 14th day of November, 2024

Notary Public

My Commission Expires: 6-24-25

ARLENE V SHOEMAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT