#2

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:
Joyce Z. Tapscott, Trustee
Patrick Zirkle Panella Qualified
Subchapter S Trust
6504 Orchard Road
Knoxville, TN 37919

Karen Johnson Davidson County
Batch # 1208426 DEEDWARR
11/26/2024 08 18 43 AM 3 pgs
Fees $18 00 Taxes $1,713 88
20241126-0092155

WARRANTY DEED

THIS INDENTURE made this 14th day of November, 2024, between George Andrew Zirkle, III, and Joyce Zirkle Tapscott, Co-Trustees of The Zirkle Family Trust FBO Lindsay Panella, the Grantors, and Joyce Z. Tapscott, Trustee of The Patrick Zirkle Panella Qualified Subchapter S Trust, of Knox County, Tennessee, the Grantee.

WITNESSETH: that said Grantors, for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Grantees, the following described premises, to-wit:

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 Family Trust FBO Lindsay Panella, from 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, by Trustees' Quitclaim Deed dated November 14, 2024, and recorded in Instrument No. 20241126-0092154, in the Register's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Grantee, her successors and assigns forever.

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

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantee, her successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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.

No boundary survey was made at the time of this conveyance and the legal description is taken from the previous deed of record.

IN WITNESS WHEREOF the said Grantors hereunder set their hands and seals the day and year first above written.

THE ZIRKLE FAMILY TRUST FBO LINDSAY PANELLA

George Andrew Zirkle III, Co-Trustee

Joyce Zirkle Tapscott, Co-Trustee

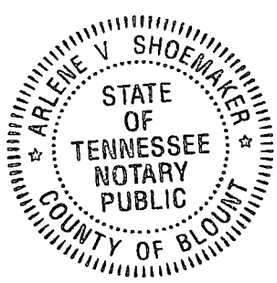
ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

On this the 14th 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 Family Trust FBO Lindsay Panella, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires: 6-24-25



AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $463,212, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Joyce Z. Tapscott

Joyce Z. Tapscott, Trustee of the Patrick Zirkle Panella Qualified Subchapter S Trust

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

Notary Public

ARLENE V. SHOEMAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

My Commission Expires: 6-24-25