#3

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:
Lindsay Panella Camarillo
306 Green Acres Drive
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1208426 DEEDQC
11/26/2024 08 18 43 AM 2 pgs
Fees $12 00 Taxes $0 00
20241126-0092156

TRUSTEE'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Joyce Z. Tapscott, Trustee of the Patrick Zirkle Panella Qualified Subchapter S Trust, 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 Patrick Zirkle Panella Qualified Subchapter S Trust, has bargained and sold and hereby remises, releases and forever quitclaims the right, title and interest of the Patrick Zirkle Panella Qualified Subchapter S Trust in and to the following tract of land to Lindsay Panella Camarillo, a married woman, and her 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 Joyce Z. Tapscott, Trustee of the Patrick Zirkle Panella Qualified Subchapter S Trust, from George Andrew Zirkle III, and Joyce Zirkle Tapscott, Co-Trustees of The Zirkle Family Trust FBO Lindsay Panella, by Warranty Deed dated November 14, 2024, and recorded in Instrument No. 20241126-0092155 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 Trustee, by signing this deed, releases any right the Trustee has to recover the properties in the event of the subsequent insolvency of the Patrick Zirkle Panella Qualified Subchapter S Trust.

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 Grantor sets her hand this 14 day of November, 2024 2024

THE PATRICK ZIRKLE PANELLA QUALIFIED SUBCHAPTER S TRUST

Joyce Z Tapscott

Joyce Z. Tapscott, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF KNOX)

On this the 14th day of November, 2024, before me personally appeared Joyce Z. Tapscott, Trustee of the Patrick Zirkle Panella Qualified Subchapter S Trust, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument in her capacity as Trustee of The Patrick Zirkle Panella Qualified Subchapter S Trust, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: 6-24-25

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

AFFIDAVIT

STATE OF TENNESSEE)
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.

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

My Commission Expires: 6-24-25

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