Karen Johnson Davidson County
Batch# 960780 DEEDWARR
01/12/2023 02:40:30 PM 13 pgs
Fees: $68.00 Taxes: $704.85
20230112-0002827

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Steven Whitehouse et al
610 Oakwood Terrace
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:
Thomas A. Stueck
516 Page Drive
Mt. Juliet, TN 37122

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

Map/Parcel
#14805005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Norma C. Baker, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Chad Etheridge and wife, Jennifer Etheridge, a one-half (½) undivided interest, and Steven Whitehouse, married, a one-half (½) undivided interest and joint tenants with right of survivorship and not as tenants in common**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being **Lot No. 190** on the **Plan of Hillbrook, Section II**, as of record in Book 3300, page 12, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 190 fronts 90 feet on the north side of Willow Lane, and runs back 134.9 feet on the west line and 115 feet on the east line, to a dead line in the rear which it measures 73.1 feet.

Being the same property conveyed to Norma C. Baker, by Quitclaim Deed dated August 21, 1991, from Shirley J. Conerly, of record in Book 8436, page 811, Register's Office for Davidson County, Tennessee. Norma C. Baker named her son, Cecil G. Julian, III, as her attorney-in-fact by a Durable Power of Attorney and Health Care Surrogate, a copy of which is attached hereto as Exhibit "A".

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **224 Willow Lane, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the

singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND, this the **12th** day of **January, 2023**.

Norma C. Baker

By: _____ Attorney-in-Fact

Cecil G. Julian, III, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Cecil G. Julian, III,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Norma C. Baker,** the within named bargainor, for the purposes therein contained by virtue of a Durable Power of Attorney duly executed by the said Norma C. Baker, a copy of which has been given to Watauga Title and Escrow Co., LLC.

WITNESS my hand and official seal this 12th day of January, 2023.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $190,500.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of January, 2023.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

File No. 22127205

EXHIBIT "A"

DURABLE Power of Attorney and Health Care Surrogate of:

NORMA C. BAKER

I, NORMA C. BAKER, the principal, residing in Jefferson County, Kentucky, hereby designate my son, CECIL G. JULIAN, III, to be my Attorney-in-Fact and Health Care Surrogate (referred to herein as "Designee"), in my name and for my benefit, hereby revoking any and all powers of attorney and health care surrogates I may have executed in the past.

If CECIL G. JULIAN, III, ceases to act as my Designee due to death, incapacity, or resignation, I appoint my sister, JUNE C. COOK, OR, my daughter-in-law, KATHRYN S. WEST, as my Designee. Any party dealing with my substitute Designee may rely upon his or her representation as to my original Designee's death, incapacity, or resignation as conclusively correct. My substitute Designee is not liable for the acts of a prior Designee unless he or she participated in or concealed a wrongful act committed by a prior Designee.

Pursuant to KRS 457.200, no person or entity may require an additional or different form of power of attorney for any authority granted in this document. This document shall have the meaning and effect prescribed by KRS 457 as amended.

I direct that photocopies of this instrument shall have the same power and effect as the original.

I. POWERS

I confer upon my Designee full power to administer my personal and business affairs and to deal with all of my property, whether standing in my name alone, in my name with any other person or persons, or in my capacity as trustee. My Designee shall on my behalf have full power to exercise or perform any act, power, duty, right, or obligation whatsoever that I now have or may hereinafter acquire, relating to any person, matter, transaction, or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, as I might or could do if personally present, including, without limitation, and, by way of example, the following specifically enumerated powers except for the specifically excluded power in the paragraph titled "Excluded Power."

My Designee shall fulfill his or her fiduciary duties with utmost good faith and undivided loyalty towards me and act in accordance with the highest principles of morality, fidelity, loyalty and fair dealing.

All references herein to "financial institution" shall include but not be limited to any bank, savings and loan association, credit union, investment company, online bank or other online entity, broker, financial advisor, government agency, insurance company, or any other type of company, institution or person.

1. *Powers of Collection and Payment.* My Designee has the power to forgive, request, demand, sue for, recover, collect, receive, and hold all sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stocks (whether certificated or otherwise), bonds, dividends, certificates of deposit, annuities, pension, profit sharing, retirement, Social Security, Medicare, Medicaid, insurance, and other contractual benefits and proceeds, all documents of title, all property, real or personal, tangible or intangible property, and property rights, and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable, or belonging to me, or in which I have or may hereafter acquire an interest; to have, use, and take all lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof; and to adjust, sell, compromise, and agree for the same; and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or other sufficient discharges for the same.

2. *Power to Acquire, Lease, Convey, and Sell.* My Designee has the power to acquire, purchase, exchange, lease, convey, assign, transfer, grant options to sell, sell, and otherwise dispose of real or personal property, whether tangible or intangible, whether standing in my name alone or otherwise and wherever situated, or any interests therein, on such terms and conditions, including but not limited to credit arrangements, as my Designee shall deem proper; and to execute, acknowledge, and deliver, under seal or otherwise, any and all assignments, transfers, deeds, papers, documents, or instruments which my Designee shall deem necessary in connection therewith. With regard to intangible personal property, this authority shall apply but not be limited to such intangible personal property as accounts at any financial institution, stocks (whether certificated or otherwise), bonds, securities, mutual funds, and certificates of deposits.

3. *Litigation Powers.* My Designee has the power to begin, prosecute, reasonably delay, defend, settle, mediate or dispose of any lawsuits, administrative matters, claims, actions, attachments, injunctions, hearings, or other proceedings, or otherwise engage in or participate in litigation.

4. *Management Powers.* My Designee has the power to maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interests therein, that I now own or may hereafter acquire, upon such terms and conditions as my Designee shall deem proper.

5. *Banking and Investment Powers.* My Designee has the power to access, establish, open, close, modify, cancel, terminate, continue, redeem, make deposits to, write checks on, make withdrawals from (including but not limited to by standard or electronic funds transfer),

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invest in, retitle by adding or removing any name(s), and grant security interests in any account of any type (including but not limited to checking, savings, money market, certificate of deposit, securities, brokerage, stock, bond, mutual fund, annuity, insurance policy, or any other type of account) in any financial institution; negotiate, endorse, or transfer any check or other instrument with respect to any such account; contract for any services rendered by any financial institution; exercise or sell or otherwise dispose of any voting rights, subscription rights, option rights (whether or not qualified under the Internal Revenue Code) or other rights; and execute or release such deeds of trust, security agreements, or other documents as may be necessary or proper in the exercise of the rights and powers herein granted.

6. *Business Operations.* My Designee has the power to continue operating and managing any business in which I own an interest in any manner my Designee considers appropriate. My Designee may sell, liquidate, or close a business upon terms my Designee considers appropriate, including but not limited to a sale in exchange for cash, a private annuity, or an installment note or any combination of those arrangements.

7. *Beneficiary Designations.* My Designee has the power to name, add, change, or remove one or more beneficiaries, pay-on-death designees, or transfer-on-death designees of any account, stock, bond, pension plan, certificate of deposit, annuity, insurance policy, or any other asset, listing any person, trust, or other entity, even my Designee, except that my Designee shall not have the authority to revise or revoke my Last Will and Testament.

8. *Motor Vehicles.* My Designee has the power to apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup truck, van, motorcycle, or other motor vehicle, and to represent in such transfer or assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer or assignment.

9. *Tax Powers.* My Designee has the power to act without limitation on my behalf with regard to federal income taxes (Form 1040, 1040EZ, 1040X, etc.), state and local income taxes, estate, gift (Form 709), and other tax returns of all sorts, whether federal, state or local, including where appropriate joint returns, FICA returns, payroll tax returns, claims for refunds, requests for extensions of time to file returns or pay taxes, extensions and waivers of applicable periods of limitation, protests and petitions to administrative agencies or courts, including the tax court, regarding tax matters, and any and all other tax-related documents, including but not limited to consents and agreements under Section 2032A of the Internal Revenue Code or any successor section thereto and consents to split gifts and closing agreements, for all tax periods through my death, and for all jurisdictions; to complete Internal Revenue Service Form 2848, Power of Attorney and Declaration of Representative (or other prescribed form) on my behalf as well as to perform all other functions contemplated by that form whether they are required or merely permissible; to consent to any gift and to utilize any gift-splitting provisions or other tax election; to prepare, sign, and file any claims for refund of any tax; to post bonds, receive confidential information, and contest deficiencies determined by the Internal Revenue Service or any state or local taxing authority; to exercise any and all elections that I may have under federal, state, or local tax laws including without limitation the allocation of any generation-skipping tax exemption to which I may be entitled; and, to the extent that I may have omitted some power or

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discretion, some tax period, some form, or some jurisdiction, to amend the Internal Revenue Service power of attorney form (presently Form 2848 or Form 2848-D) in my name.

10. *Safe-Deposit Boxes.* My Designee has the power to have access to any safe-deposit box rented by me or to which I may have access, wheresoever located, including drilling, if necessary; to remove all or any part of the contents thereof; and to surrender or relinquish said safe-deposit box.

11. *Insurance and Annuities.* My Designee has the power to exercise and enjoy any and all rights, privileges, benefits, and options, and engage in all transactions, with respect to any insurance policy or annuity contract in which I have any interest, whether as owner, insured, or beneficiary, or in any other capacity, including but not limited to exercising the right to borrow upon the same; to pledge the same for a loan or loans; to assign, transfer, sell, or otherwise convey ownership of the same to one or more persons, trusts, or other entities; even to my Designee alone or with one or more others, and to surrender, assign, exchange, or modify any such policy or contract.

12. *Power to Create and Transfer Assets to Inter Vivos Trust.* My Designee has the power to create any trust, revocable or irrevocable, for the benefit of any one or more persons or entities that I may have power to create myself; to amend or revoke such trust or trusts or any other trust that I may have the power to amend or revoke; to transfer any or all of my tangible or intangible personal property or real property to any such trusts; and to the extent permitted by such trust or trusts, to remove any or all property from such trust or trusts (the fact that my Designee may be a remainderman or a beneficiary in connection with any such transfer hereunder shall not affect the validity thereof, nor, by itself, constitute a breach of his or her fiduciary duty hereunder).

13. *Gift Making Powers.* My Designee has the power to give to any charity, my spouse or any of my children, grandchildren, sisters, brothers, nieces, or nephews, gifts outright or in trust of real property and tangible or intangible personal property, including any contractual benefits whether life insurance, annuities or property interests of any nature, whether such interests be present or future interests, vested or contingent, that my Designee in his or her sole discretion believes would be my wishes and is advisable, provided that the gift or series of gifts takes into account the estate planning wishes I have expressed from time to time (including through my Will, Trust, beneficiary designations, conversations). Gifts made by my Designee may be made to my Designee. The restrictions in this paragraph do not apply to any transfers made under 42 U.S.C. 1396p or any transfers made in conjunction with a written asset protection plan created by an attorney.

The authority herein granted shall include divesting me of assets in favor of one or more other persons or entities, including my Designee, for the purpose of converting countable assets into excludable assets for Medicaid, VA, or other governmental programs, or transferring assets with the objective of eventually becoming eligible for Medicaid, VA benefits, or other governmental programs.

14. *Power to Protect Assets and Qualify for Governmental Benefits.* My Designee has the power to obtain for me and maintain my eligibility for any and all public benefits and other things due me under entitlement programs; to protect my assets from diminution and to qualify me to receive Medicaid, Supplemental Social Security (SSI) or any other governmental benefits; to create, execute and fund on my behalf a revocable or irrevocable trust on such terms as my Designee deems to be in my best interests and to transfer to such trust any and all assets, and to apply on my behalf to qualify me to receive any governmental or insurance benefits for which I am or may become eligible; to make any decisions concerning the terms and beneficiaries of such trust, in accordance with my wishes as expressed in any documents I have created, which are still in effect at such time, including but not being limited to, my Last Will and Testament, if any; my revocable living trust, if any; (the fact that my Designee may be a remainderman or a beneficiary in connection with any such transfer hereunder shall not affect the validity thereof, nor, by itself, constitute a breach of his or her fiduciary duty hereunder); to convey my assets to a trust established to accomplish the goals described in this paragraph, provided the Trustee is willing to accept the contribution of such assets; to indicate my intent to return to my home as soon as I am able, if appropriate, if I am ever admitted to a care facility; and take other steps to ensure that my home or as much of the value of it as is possible shall remain as an exempt asset for purposes of governmental benefits qualification.

15. *Power to Represent Me.* My Designee has the power to deal with and represent me before the Social Security Administration and any other federal, state or local agency; and to discuss and confer with my attorney at law such matters as my attorney at law determines necessary, appropriate or helpful in the representation of my interests. Therefore, I do hereby waive the attorney-client privilege in order to encourage such communications so as to protect my interests.

16. *Power to Make Statutory Elections and Disclaimers.* My Designee has the power to make on my behalf any and all statutory elections and disclaimers available to me at law.

17. *Retirement Plan Powers.* My Designee has the power to exercise in any manner any election or option under and to make any one or more withdrawals from any Individual Retirement Account or any stock option, profit sharing, pension, thrift, savings, or other employee benefit plans in which I may have any interest; to have me become a participant in such a plan or to establish an Individual Retirement Account in my name; to waive any rights that I may have with respect to any employee benefit plan in which my spouse is a participant; to contribute to an existing Individual Retirement Account or other employee benefit plan in my name; and to roll over the proceeds of a lump-sum distribution from any qualified pension or profit-sharing plan into an Individual Retirement Account or another qualified pension or profit sharing plan.

18. *Estate Administration.* My Designee has the power to assent to or to oppose the allowance of any probate, intestate, or trust administration matters in which I may be or become interested; and generally to act in any and all such matters or proceedings in which I may become interested.

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19. *Lending and Borrowing.* My Designee has the power to make loans in my name; to borrow money in my name, individually or jointly with others; to give promissory notes or other obligations therefore; and to deposit or mortgage as collateral or for security for the payment thereof any or all of my securities, real estate, personal property, or other property of whatever nature and wherever situated, held by me personally or in trust for my benefit.

20. *Contracts.* My Designee has the power to enter into contracts of whatever nature or kind in my name.

21. *Health Care.* My Designee has the power to take any and all steps necessary to arrange, in cooperation with my health care agent appointed, for my admission to any type of health care facility or program, including, without limitation, a hospital, rehabilitation facility, skilled nursing facility, or hospice program, and to authorize the release of my medical records in the discretion of my Designee.

22. *Use of Funds for My Care.* In the event of my illness, incapacity or other emergency, my Designee has the power to incur, pay and satisfy such expenses and obligations for my comfort, benefit and care, and obligations of a nature customarily incurred by me, as my Designee may consider necessary or desirable or consistent with my wishes, or as directed by my health care agent.

23. *Power to Hire and Pay for Services.* My Designee has the power to retain and terminate such accountants, attorneys, social workers, consultants, clerks, employees, workers, or other persons as my agent shall deem appropriate in connection with the management of my property and affairs and to make payments from my assets for the fees of such persons so employed.

24. *Reimbursement of Designee.* My Designee has the power to reimburse my Designee for any reasonable expenses incurred in connection with such services.

25. *Power to relinquish marital rights.* My Designee has the power to relinquish my dower, curtesy, and/or other marital rights.

26. *Power to enter into a pre-nuptial or post-nuptial agreement.* My Designee has the power to enter into a pre-nuptial agreement or a post-nuptial agreement on my behalf.

27. *Power to deal with digital assets.* My Designee has the power to receive, use, access, modify, control, archive, transfer, delete, and otherwise deal with all of my digital assets as fully as I could, including but not limited to in any way authorized under KRS 395A, and the holder, manager, or custodian of any such digital asset is hereby authorized under KRS 395A to disclose and grant access to same to my Designee. Digital assets include but are not limited to my sent and received emails, email accounts, digital music, digital photographs, digital videos, gaming accounts, software licenses, social-network accounts, file-sharing accounts, financial accounts, domain registrations, Domain Name System (DNS) service accounts, blogs, listservs, web-hosting accounts, tax-preparation service accounts, online stores and auction sites, online accounts, and any similar digital asset that currently exists or may be developed as technology

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advances. My digital assets may be stored on the cloud or on my own digital devices. My Designee may access, use, and control my digital devices in order to exercise the power hereunder. Digital devices include but are not limited to desktops, laptops, tablets, peripherals, storage devices, mobile telephones, smartphones, and any similar hardware that currently exists or may be developed as technology advances.

II. HEALTH CARE POWERS

My Designee named above shall make health care decisions for me in accordance with this directive when I no longer have decisional capacity. I understand the full import of this directive and I am emotionally and mentally competent to make this directive.

My Designee is authorized as follows:

1. To have access to medical records and information to the same extent that I am entitled to, including the right to disclose the contents to others;

2. To provide information about my condition to all friends and family who inquire, at my Designee's discretion. Such provision shall not be deemed a violation of HIPAA;

3. To authorize my admission to or discharge from (even against medical advice) any hospital, nursing home, residential care, assisted living or similar facility or service;

4. To contract on my behalf for any health care related service or facility without my health care Designee incurring personal financial liability for such contracts;

5. To choose or contract on my behalf for any medical provider without my health care Designee incurring personal financial liability for such choice or contracts;

6. To authorize any medication or procedure intended to relieve pain, even though such use may lead to physical damage, addiction, or hasten the moment of (but not intentionally cause) my death;

7. To retain or dismiss any physicians;

8. To take any other action necessary to do what I authorize here including (but not limited to) signing any documents relating to refusals of treatment or the leaving of a facility against medical advice, and pursuing any legal action in my name, and at the expense of my estate to force compliance with my wishes as determined by my health care Designee, or to seek actual or punitive damages for the failure to comply;

III. HIPAA AUTHORIZATION

In addition to the other powers granted by this document, my Designee shall have the power and authority to serve as my personal representative and health care surrogate for all purposes of the Health Insurance Portability and Accountability Act (HIPAA), (Pub. L. 104-191), 45 CFR Section

160 through 164. My Designee is also authorized to execute all releases and other documents necessary in order to obtain disclosure of my patient records and other medical information subject to and protected under HIPAA. With regard to information disclosed pursuant to this paragraph, I waive any right of privacy that I may have under the authority of HIPAA or any similar state or federal act, rule, or regulation, including any amendments thereto. In addition, I hereby release any covered entity that acts in reliance on this paragraph from any liability that may accrue from the use or disclosure of my protected medical information in reliance upon this paragraph and for any actions taken by my Designee.

IV. EXCLUDED POWER

My Designee does **not** have the power to waive my right to a trial by jury and may **not** agree to binding arbitration instead of a trial by jury with regard to my being admitted to or receiving services from any care facility or care provider that participates in the Medicare or Medicaid program.

V. INTERPRETATION AND GOVERNING LAW

This instrument is to be construed and interpreted as a General Durable Power of Attorney and Health Care Surrogate. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my Designee. For a third party to construe otherwise would be contrary to my intent. This instrument is executed and delivered in the Commonwealth of Kentucky and the laws of the Commonwealth of Kentucky shall govern all questions as to the validity of this power and the construction of its provisions. Nevertheless, I intend that this instrument be given full force and effect in any state or country in which I may find myself or in which I may own property, whether real or personal. I direct that my Designee not be required to give bond and, if any bond is required, that no sureties be required.

VI. EFFECTIVE DATE AND DURABILITY

This General Durable Power of Attorney and Health Care Surrogate shall take effect when executed by me and shall not be affected by lapse in time nor by my subsequent disability or incapacity and shall be binding not only upon me but also upon my heirs, executor, and administrator up to the time of the receipt by my said Designee of a written revocation signed by me or of reliable intelligence of my death. If my Designee is my spouse, and such Designee files for a divorce or an annulment of the Designee's marriage to me, the Designee's power is to be terminated upon the filing for said divorce or annulment.

VII. THIRD-PARTY RELIANCE

Any party dealing with my Designee hereunder may rely absolutely on the authority granted herein and need not look to the application of any proceeds or the authority of my Designee as to any action taken hereunder. Any party may treat my Designee or any authorized officer or employees of my Designee as authorized to act for me on my behalf in the same manner and with the same force and effect as I might or could. In this regard, no person who may in good faith act in reliance upon the representations of my Designee or the authority granted hereunder

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shall incur any liability to me or my estate as a result of such act and shall be indemnified and held harmless from acting upon instructions, either oral or in writing, reasonably believed to have originated with my Designee. I hereby ratify and confirm whatever my Designee shall lawfully do under this instrument. Any gift of property made by my Designee in the proper exercise of the gift-making powers specifically granted in section I (13) herein shall be a full and complete delivery of title upon which third-party purchasers for value may rely. My Designee is authorized as he or she deems necessary to bring an action in court so that this instrument shall be given the full power and effect that I intend on by executing it.

VIII. PROTECTIVE PROCEEDINGS

If protective proceedings for my person or my estate are hereafter commenced, I hereby nominate, for consideration by the court, my Designee to serve as the conservator of my estate and guardian of my person. Nothing in this section shall be construed as a direction that such a petition be filed or such appointment be made, and it is my express wish that such action be taken only when and if absolutely necessary.

IX. SEVERABILITY

The invalidity or unenforceability of any provision of this document shall not affect the validity or enforceability of this document. If a Court of competent jurisdiction determines that any provision is invalid, the remaining provisions of this document shall be interpreted and construed as if the invalid provision had never been included in this document.

IN WITNESS THEREOF, I have signed my name to this Durable Power of Attorney and Health Care Surrogate on November 8, 2022.

My signature appears as it does due to my medical condition.

Norma C. Baker

NORMA C. BAKER, Principal

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

Before me, the undersigned authority, this day personally appeared NORMA C. BAKER, Principal, and witnesses, whose names are signed to this instrument, and all these persons being first duly sworn, declared to me and to the witnesses in my presence that the instrument is the Durable Power of Attorney and Health Care Surrogate of the Principal and that the Principal has willingly signed it as a free and voluntary act for the purposes therein expressed; and each of the witnesses stated to me, in the presence and hearing of the Principal, that they each signed the declaration as a witness, and to the best of their knowledge, the Principal was 18 years of age or over, of sound mind and under no constraint or undue influence.

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K Benson OF 920 Dupont Road, Suite 200, Louisville, KY 40207
(Witness)

Reagan Prather OF 920 Dupont Road, Suite 200, Louisville, KY 40207
(Witness)

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED before me by NORMA C. BAKER, Principal, and subscribed and sworn to before me by Kathryn Benson and Reagan Prather, witnesses, on November 8, 2022.

Sheldon Haden
Notary Public, State-at-Large, Kentucky
My Commission Expires: 1/11/2026
Commission No.: KYNP42960

SHELDON L. HADEN NOTARY PUBLIC STATE AT LARGE KENTUCKY My Commission Expires 01-11-2026 Notary ID # KYNP42960

This Instrument Prepared by:
SHELDON L. HADEN, ESQ.
Kentucky ElderLaw, PLLC
920 Dupont Road, Suite 200
Louisville, Kentucky 40207-4695
(502) 581-1111

Sheldon Haden
SHELDON L. HADEN, ESQ.

Electronic Document Certification

I, **Lisa D. Turner**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 12, 2023.

Lisa D. Turner

Lisa D. Turner

Date: 1-12-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 12th day of January, 2023.

Dawn Adcock

NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12th day of January, 2023.

Dawn Adcock

NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/22/25

File #22127205