PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 1027027 DEEDWARR
07/17/2023 02 46 43 PM 7 pgs
Fees $38 00 Taxes $1,369 00

20230717-0054841

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No.: 63155

Dav Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gwendolyn Moore Moore Family Trust dated April 11, 1997 238 Myhr Green Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142070C04500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Madeleine Y. Fouts a 21.43% interest, Michael S. Yucevicius, Trustee of the Michael and Kathleen Yucevicius Family Trust dated May 18, 2010 a 21.43% interest, Mary Jo Sumnicht a 21.43% interest, Margo Domino a 7.15% interest, Megan Sumnicht a 7.14% interest, Maxwell Sumnicht a 7.14% interest, Dalton Fouts a 7.14% interest, and Nathan Fouts a 7.14% interest**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Gwendolyn Moore, as to a 59.46% interest and James C. Moore, III and Sharyn S. Moore, as Trustees of the Moore Family Trust, dated April 11, 1997, as to a 40.54% interest, as tenants in common, with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No 45 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7900, page 24, as amended in Book 7900, page 778, and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Madeleine Y Fouts a 21 43% interest, Michael S. Yucevicius, Trustee of the Michael and Kathleen Yucevicius Family Trust dated May 18, 2010 a 21.43% interest, Mary Jo Sumnicht a 21 43% interest, Margo Domino a 7 15% interest, Megan Sumnicht a 7 14% interest, Maxwell Sumnicht a 7.14% interest, Dalton Fouts, a 7 14% interest, Nathan Fouts a 7 14% interest, by Warranty Deed from Robert Lawrence and wife, Diane Lawrence, dated May 16, 2016, recorded May 18, 2016 of record in Instrument No 20160518-0049838, Register's Office for Davidson County, Tennessee.

Kathleen S Yucevicius, Trustee of the Michael and Kathleen Yucevicius Family Trust, dated May 18, 2010, joins in this conveyance, as her name was omitted as Grantee in the vesting of the last conveyance

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to· Taxes for 2023, and subsequent yeais; The Plan of record in Book 6900, page 24, as amended in book 7900, page 778, and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7184, page 44; Book 7482, page 312; Book 7467, page 279; and Instrument No 20111101-0084880, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easement to Comcast of Nashville I, LLC, of record in Instrument No 20170206-0012423, said Register's Office. Easement to Harpeth Valley Utility District, of record in Instrument No. 20060724-0088823, said Register's Office

This instrument is executed on behalf of **Mary Jo Sumnicht** by **Madeleine Y. Fouts** pursuant to a Power of Attorney executed by her on the 16th day of May, 2023, of record in Instrument No. 20230717-0054835 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Margo Domino** by **Madeleine Y. Fouts** pursuant to a Power of Attorney executed by her on the 16th day of May, 2023, of record in Instrument No 20230717-0054836 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Megan Sumnicht** by **Madeleine Y. Fouts** pursuant to a Power of Attorney executed by her on the 16th day of May, 2023, of record in Instrument No. 20230717-0054837 Register's Office for Davidson County, Tennessee The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Maxwell Sumnicht** by **Madeleine Y. Fouts** pursuant to a Power of Attorney executed by him on the 16th day of May, 2023, of record in Instrument No. 20230717-0054838 Register's Office for Davidson County, Tennessee The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Dalton Fouts** by **Madeleine Y. Fouts** pursuant to a Power of Attorney executed by him on the 18th day of May, 2023, of record in Instrument No. 20230717-0054840 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Nathan Fouts** by **Madeleine Y. Fouts** pursuant to a Power of Attorney executed by him on the 22nd day of May, 2023, of record in Instrument No. 20230717-0054839 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 238 Myhr Green, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 2023.

And all dates shown in the notary acknowledgements below

Madeleine Y. Fouts

Michael and Kathleen Yucevicius Family Trust dated May 18, 2010

By: _____
Michael S. Yucevicius, Co-Trustee

Michael and Kathleen Yucevicius Family Trust dated May 18, 2010

By _____
Kathleen S. Yucevicius, Co-Trustee

Mary Jo Sumnicht by Madeleine Y. Fouts her Attorney-in-Fact

Margo Domino by Madeleine Y. Fouts her Attorney-in-Fact

Megan Sumnicht by Madeleine Y. Fouts her Attorney-in-Fact

Maxwell Sumnicht by Madeleine Y. Fouts his Attorney-in-Fact

Dalton Fouts by Madeleine Y. Fouts his Attorney-in-Fact

Nathan Fouts by Madeleine Y. Fouts his Attorney-in-Fact

State of Tennessee

County of Davison

On this 7th day of July, 2023, before me the undersigned authority, personally appeared **Madeleine Y. Fouts**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires.

State of Arizonia

County of Maricopa

On this 16 day of June, 2023, before me the undersigned authority, personally appeared **Michael S. Yucevicius and Kathleen S. Yucevicius, as Trustees of the Michael and Kathleen Yucevicius Family Trust dated May 18, 2010,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires 8/17/2025

JODI ROBERTS
Notary Public, State of Arizona
Maricopa County
Commission # 613789
My Commission Expires
August 17, 2025

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Madeleine Y. Fouts** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary Jo Sumnicht**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2023.

Notary

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Madeleine Y. Fouts** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Margo Domino**, as Attorney-in-Fact, as the free act and deed of the said Principal(s)

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2023

Notary

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Madeleine Y. Fouts** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Megan Sumnicht**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2023.

Notary

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Madeleine Y. Fouts** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Maxwell Sumnicht**, as Attorney-in-Fact, as the free act and deed of the said Principal(s)

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2023

Notary

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Madeleine Y. Fouts** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Dalton Fouts**, as Attorney-in-Fact, as the free act and deed of the said Principal(s)

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2023

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Madeleine Y. Fouts** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Nathan Fouts**, as Attorney-in-Fact, as the free act and deed of the said Principal(s)

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2023.

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Sworn and subscribed before me this 14th day of July, 2023.

Notary

My Commission Expires CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

EXHIBIT "A"
To
Warranty Deed

FROM: Madeleine Y. Fouts, Michael and Kathleen Yucevicius Family Trust dated May 18, 2010, Mary Jo Sumnicht, Margo Domino, Megan Sumnicht, Maxwell Sumnicht, Dalton Fouts, and Nathan Fouts

TO: To Be Determined

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1 That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown

2 That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3 Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not

Madeleine Y. Fouts

Madeleine Y. Fouts, Affiant

Sworn to and subscribed before me this 7th day of July, 2023

Notary Public

My Commission Expires _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026