Karen Johnson Davidson County
Batch# 1054444 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
20230927-0075724

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

AFFIDAVIT OF ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Wilson

After having been first duly sworn, the undersigned does hereby swear or affirm as follows:

That the undersigned, Lisa G. Stewart, is the attorney-in-fact for the principals, Linda P. Hunt and Robert Walter Hunt, as established by the respective Durable Powers of Attorney executed by Linda P. Hunt on 12/13/2018, and by Robert Walter Hunt on 12/18/2018, and attached to this Affidavit as *Exhibit A*.

That the Powers of Attorney are durable pursuant to T.C.A. 34-6-101 *et seq.*

That the undersigned has functioned as the attorney in fact pursuant to the Powers of Attorney since their execution.

That the undersigned executed a Quitclaim Deed as attorney-in-fact for the principals, Linda P. Hunt and Robert Walter Hunt, filed of record in Instrument No. 20190122-0005850, Register's Office for Davidson County, Tennessee.

That the Powers of Attorney should have been recorded simultaneously with the Quitclaim Deed, and that it was only through inadvertence and mistake that they were not.

That the purpose of this Affidavit is for the undersigned to attest that the POAs were valid and not revoked at the time of the execution of the Quitclaim Deed and are being recorded now to support the validity of the Quitclaim Deed.

The undersigned is aware that this affidavit is being, or will be, relied upon by Momentum Title, LLC and Rudy Title for the purposes of issuing title insurance in connection with a Warranty Deed from Lisa G. Stewart, as Trustee of the Linda G. Hunt Special Needs Trust. Further, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS Momentum Title, LLC and Rudy Title, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of reliance upon this affidavit, including any such costs incurred in defense of such claims.

FURTHER, AFFIANT SAYETH NOT.

WITNESS my hand this 27 day of September, 2023.

Lisa G. Stewart
Individually and as Attorney-in-fact for
Linda P. Hunt and Robert Walter Hunt

STATE OF TENNESSEE)
COUNTY OF Wilson)

Sworn to or subscribed before me this 27 day of September, 2023.

NOTARY PUBLIC
My commission expires: 3/3/26

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Prepared By:
Takacs McGinnis Elder Care Law, PLLC
201 Walton Ferry Road
Hendersonville, TN 37077-0364

Durable Power of Attorney

1. Principal and Attorney-in-Fact

I, Linda G. Hunt, of Davidson County, TN, appoint my Attorney-in-Fact under the Tennessee Durable Power of Attorney Law.

Attorney-in-Fact:

Lisa G. Stewart

Successor:

Michael Hunt

I do not want a conservator appointed for me, but if one is, it shall be my Attorney-in-Fact, who shall serve without bond.

2. Authority of my Attorney-in-Fact

I authorize my attorney-in-fact to do everything set out in TENN. CODE ANN. § 34-6-109, which I incorporate here by reference. This grant of authority shall be construed broadly. It encompasses conveyances and transactions, without limits or conditions, in securities, accounts in financial institutions, and any real property in which I have any interest. I do not authorize my attorney-in-fact to agree to any form of binding arbitration over any matter.

I authorize my attorney-in-fact to establish or fund with all or any part of my assets any trust, revocable or irrevocable; to exercise any powers of revocation, amendment, or appointment which I may have over the income or principal of any trust; to change beneficiary designations or exercise any incidents of ownership I may have in any bank or brokerage account, life insurance, employee benefit plan, qualified retirement plan, or individual retirement plan; to exercise or refuse to exercise any elective share I may have in property; to change survivorship designations on any property I own; and to disclaim or renounce any interest in property to which I may become entitled. I also authorize my attorney-in-fact to make gifts of my property, whether outright or in trust, including gifts to my attorney-in-fact. But these gifts cannot be used to discharge a legal obligation of my attorney-in-fact, including an obligation of support.

My attorney-in-fact is not subject to the "prudent investor" rules set forth in TENN. CODE ANN. § 35-3-117, but nonetheless must exercise good faith in investing and managing my property in my best interests and the interests of the beneficiaries of my estate.

3. Reliance on Attorney-in-Fact

I revoke all prior non-health care powers of attorney. This Power of Attorney shall not be revoked or affected by my future incapacity. Until then, I may revoke this power, either orally or in writing, at any time.

This instrument may be recorded in the Register's Office of Davidson County, Tennessee. If it is, it can be revoked only by filing in the same office a document that revokes it and by the giving of actual notice to any person who is relying on this Power of Attorney.

Any third party acting in good faith may rely upon this Power of Attorney until the third party has received notice that it has been revoked. A third party who has not received notice may, but need not, require that my attorney-in-fact sign an affidavit described in TENN. CODE ANN. § 34-6-105(c). Until a third party has received notice of revocation, a third party may presume conclusively that I have not revoked this Power of Attorney if my attorney-in-fact makes the affidavit.

Linda G. Hunt

Linda G. Hunt

State of Tennessee, County of Davidson

On December 13, 2018, before me personally appeared Linda G. Hunt, who I know to be the person who signed this Durable Power of Attorney and who acknowledged to me that she signed it as her free act and deed.

PATI K. BEDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Pati K. Bedwell

Notary Public

My Commission Expires: 7/24/19

This Instrument Prepared By:
Takacs McGinnis Elder Care Law, PLLC
201 Walton Ferry Road
Hendersonville, TN 37077-0364

Durable Power of Attorney

1. Principal and Attorney-in-Fact

I, Robert W. Hunt Sr., of Davidson County, TN, appoint my Attorney-in-Fact under the Tennessee Durable Power of Attorney Law.

Attorney-in-Fact:

Lisa G. Stewart

Successor:

Michael Hunt

I do not want a conservator appointed for me, but if one is, it shall be my Attorney-in-Fact, who shall serve without bond.

2. Authority of my Attorney-in-Fact

I authorize my attorney-in-fact to do everything set out in TENN. CODE ANN. § 34-6-109, which I incorporate here by reference. This grant of authority shall be construed broadly. It encompasses conveyances and transactions, without limits or conditions, in securities, accounts in financial institutions, and any real property in which I have any interest. I do not authorize my attorney-in-fact to agree to any form of binding arbitration over any matter.

I authorize my attorney-in-fact to establish or fund with all or any part of my assets any trust, revocable or irrevocable; to exercise any powers of revocation, amendment, or appointment which I may have over the income or principal of any trust; to change beneficiary designations or exercise any incidents of ownership I may have in any bank or brokerage account, life insurance, employee benefit plan, qualified retirement plan, or individual retirement plan; to exercise or refuse to exercise any elective share I may have in property; to change survivorship designations on any property I own; and to disclaim or renounce any interest in property to which I may become entitled. I also authorize my attorney-in-fact to make gifts of my property, whether outright or in trust, including gifts to my attorney-in-fact. But these gifts cannot be used to discharge a legal obligation of my attorney-in-fact, including an obligation of support.

My attorney-in-fact is not subject to the "prudent investor" rules set forth in TENN. CODE ANN. § 35-3-117, but nonetheless must exercise good faith in investing and managing my property in my best interests and the interests of the beneficiaries of my estate.

3. Reliance on Attorney-in-Fact

I revoke all prior non-health care powers of attorney. This Power of Attorney shall not be revoked or affected by my future incapacity. Until then, I may revoke this power, either orally or in writing, at any time.

This instrument may be recorded in the Register's Office of Davidson County, Tennessee. If it is, it can be revoked only by filing in the same office a document that revokes it and by the giving of actual notice to any person who is relying on this Power of Attorney.

Any third party acting in good faith may rely upon this Power of Attorney until the third party has received notice that it has been revoked. A third party who has not received notice may, but need not, require that my attorney-in-fact sign an affidavit described in TENN. CODE ANN. § 34-6-105(c). Until a third party has received notice of revocation, a third party may presume conclusively that I have not revoked this Power of Attorney if my attorney-in-fact makes the affidavit.

Robert W. Hunt Sr.

Robert W. Hunt Sr.

State of Tennessee, County of Davidson

On December 18, 2018, before me personally appeared Robert W. Hunt Sr., who I know to be the person who signed this Durable Power of Attorney and who acknowledged to me that he signed it as his free act and deed.

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Pati K Bedwell

Notary Public

My Commission Expires: 7/24/19

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9-27-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-27-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th **day of** September **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

