Instrument prepared by:



WILSON & ASSOCIATES, P.L.L.C.
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Davidson County AFFIDAVIT
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# ATTORNEY'S AFFIDAVIT

**STATE OF ARKANSAS**
**COUNTY OF PULASKI**

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Maria Yoder, who is well known to me and said person swore under oath and stated as follows:

1. That she has reviewed the following legal description in a document(s) recorded in the public records:

Land located in Nashville, Davidson County, Tennessee, beginning 79.86 feet Southeasterly from the Southeast intersection of Francis Street and Grover Street, being Lot No. 47 and part of Lot No. 48 on the J.B. Haynie's Cleveland Plan of Lots recorded in Book 161, Page 35, Register's Office for Davidson County, Tennessee, described according to a boundary survey, dated May 14, 2004, by Campbell, Morae and Associates Surveying, Inc. (John Hood, TN RLS No. 1838) as follows: Beginning at an iron rod (new) in the southerly magin of Grover Street (50' R.O.W.), said rod being the most northerly common front comer of Lots 46 and 47 of J.B. Haynie's Cleveland Plan of Lots of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee, and being located S 45 degrees 00' 00" E 79.86 feet from the southeast R.O.W. intersection of said Grover Street and Francis Street; thence with said southerly margin S 45 degrees 00' 00" E 44.92 feet to an iron rod (new) at the northwest corner of the Emma T. Buchanan land (Book 10633, Page 730, Register's Office for Davidson County, Tennessee; thence with said Buchanan S 44 degrees 13' 16" W 124.91 feet to an iron rod (new) in the margin of an alley (10' R.O.W.); thence with said margin N 44 degrees 58' 53" W 44.64 feet to an iron rod (new); thence with the line between said Lots 46 and 47 ***N 44 degrees 05' 46" W 124.90 feet*** to the point of beginning containing 0.11 acres, more or less.

2. That the document(s) containing the above legal description is (are) as follows:

Deed of Trust, Recorded November 3, 2004, by Instrument Number 20041103-0132692
Warranty Deed, Recorded November 3, 2005, by Instrument Number 20041103-0132691

3. That the correct legal description for the property is as follows:

Land located in Nashville, Davidson County, Tennessee, beginning 79.86 feet Southeasterly from the Southeast intersection of Francis Street and Grover Street, being Lot No. 47 and part of Lot No. 48 on the J.B. Haynie's Cleveland Plan of Lots recorded in Book 161, Page 35, Register's Office for Davidson County, Tennessee, described according to a boundary survey, dated May 14, 2004, by Campbell, Morae and Associates Surveying, Inc. (John Hood, TN RLS No. 1838) as follows: Beginning at an iron rod (new) in the southerly margin of Grover Street (50' R.O.W.), said rod being the most northerly common front comer of Lots 46 and 47 of J.B. Haynie's Cleveland Plan of Lots of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee, and being located S 45 degrees 00' 00" E 79.86 feet from the southeast R.O.W. intersection of said Grover Street and Francis Street; thence with said southerly margin S 45 degrees 00' 00" E 44.92 feet to an iron rod (new) at the northwest corner of the Emma T. Buchanan land (Book 10633, Page 730, Register's Office for Davidson County, Tennessee; thence with said Buchanan S 44 degrees 13' 16" W 124.91 feet to an iron rod (new) in the margin of an alley (10' R.O.W.); thence with said margin N 44 degrees 58' 53" W 44.64 feet to an iron rod (new); thence with the line between said Lots 46 and 47 ***N 44 degrees 05' 46" E 124.90 feet*** to the point of beginning containing 0.11 acres, more or less.

4. That she knows of her own personal knowledge, having reviewed the chain of title and having mapped out all calls in the legal description, that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Wilson & Associates, P.L.L.C.

By: _____
Maria Yoder
Attorney

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, personally appeared Maria Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an officer authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 27 day of January 2016.

_____
Notary Public (Affix Seal)

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

My commission expires:

Grantor / Grantee:

**Josh Tvaroch / Sebring Capital Partners,** by Deed of Trust, Recorded November 3, 2004, by Instrument Number 20041103-0132692

**Janet M. Hosale / Josh Tvaroch,** by Warranty Deed, Recorded November 3, 2005, by Instrument Number 20041103-0132691

# True Copy Certification

I, Jacob Waller, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of ARKANSAS
County of PULASKI

Personally appeared before me, Tanisha Davis, a notary public for this county and state, Jacob Waller who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735