Bill Garrett Davidson County
Batch# 23417 AFFIDAVIT
11/08/2017 09:23:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171108-0114835

Instrument prepared by:

WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201

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 document(s) recorded in the public records:

Warranty Deed, Recorded June 10, 2009, on Instrument No. 20090610-0053759
QuitClaim Deed, Recorded October 2, 2008, on Instrument No. 20081002-0100256 (Tract 1 only)
QuiClaim Deed, Recorded September 25, 2008, on Instrument No. 20080925-0097751 (Tract 1 only)
QuitClaim Deed, Recorded March 26, 2004, on Instrument No. 20040326-0034191 (Tract 1 Only)
Deed of Trust, Recorded November 9, 2015, on Instrument No. 20151109-0113925

2. That the document above contain scrivener's errors for the legal description.

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

Land situated in the 14th Civil District beginning at a point in the Old Clarksville Pike 556 feet from the Northwest corner of a tract conveyed to Earnest Felts and wife, Stella Felts, by J.J. Harper and wife, Rose Harper, of record in Book 782, page 535, RODC, Tennessee, thence South 39 deg. West 122 feet to a stake, thence South 47 deg. East 170 feet, thence South 89.5 deg. East 100 feet to a black walnut, thence North 23 deg. East 97 feet to the center of said Clarksville pike, thence with center of same North 53 deg. West 232 feet to the beginning, containing 75/100th 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 1st day of November, 2017.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-26-2024

Notary Public (Affix Seal)

My commission expires: 4-25-2024

Grantor / Grantee: Angela Deon Davis / David W. Sutton, II, Warranty Deed, Recorded June 10, 2009, on Instrument No. 20090610-0053759

Grantor / Grantee: Stanley Buford Davis, Jr. / Angela Dean Davis, QuitClaim Deed, Recorded October 2, 2008, on Instrument No. 20081002-0100256 (Tract 1 only)

Grantor / Grantee: Emma Lou Felts Ford and Connie Kay Owens / Angela Dean Davis, QuiClaim Deed, Recorded September 25, 2008, on Instrument No. 20080925-0097751 (Tract 1 only)

Grantor / Grantee: Emma Lou Felts Ford / Connie Kay Owens, Angela Dean Davis, and Stanley Buford Davis, Jr., QuitClaim Deed, Recorded March 26, 2004, on Instrument No. 20040326-0034191 (Tract 1 Only)

Grantor / Grantee: David W. Sutton II and Kristena Sutton / Mortgage Electronic Registration System Inc. as nominee First Commumnity Mortgage, Inc., Deed of Trust, Recorded November 9, 2015, on Instrument No. 20151109-0113925

W&A: 321920
Cenlar FSB