Karen Johnson Davidson County
Batch# 320346 AFFIDAVIT
11/26/2019 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191126-0122464

Instrument prepared by:
Wilson & Associates, P.L.L.C.
Attorneys at Law
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Little Rock, Arkansas 72201
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SCRIVENER'S AFFIDAVIT – TRUSTEE'S DEED

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, Maria Yoder, who is well known to me and said person swore under oath and stated as follows:

1. I am an attorney licensed to practice law in the State of Tennessee.

2. I prepared a Trustee's Deed dated February 5, 2009, signed by me on behalf of Wilson & Associates, PLLC, as Co-Trustee, in favor of Federal National Mortgage Association (hereinafter "Trustee's Deed").

3. The Trustee's Deed was filed for record on February 18, 2009, as Instrument 20090218-0013385 in the Register of Deeds of Davidson County, Tennessee.

4. The parties intended to describe and convey the following real property:

Land in Davidson County, Tennessee, being Lot 15 on the Plat of Centex at Concord, Phase 2, of record in Instrument No. 20051011-0122365, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

5. The legal description set forth in the Trustee's Deed contained a scrivener's error in that the legal description mistakenly recites "Instrument #20051011-0122364" instead of properly reciting "Instrument #20051011-0122365," as underlined in paragraph four (4) above.

6. I do hereby state and affirm based on my own personal knowledge that the parties to the Trustee's Deed intended for said Deed to describe and convey the legal description and address set forth in Paragraph four (4) above.

7. The purpose of this affidavit is to clarify the legal description in the Trustee's Deed and to remove any cloud on title caused by the aforementioned scrivener's error.

FURTHER THE AFFIANT SAYETH NAUGHT

Maria Yoder

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared **Maria Yoder**, with whom I am personally acquainted, and who, acknowledged such person to be an Attorney of Wilson & Associates, P.L.L.C., and that such person executed the foregoing for the purposes therein stated.

Witness my hand and seal at office this 26 day of November, 2019.

Notary Public

My Commission Expires: 7/12/2024

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

151021

True Copy Certification

I, Adam Perdue, 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, Adam Perdue, 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's Seal (if on paper)

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