



**RONNY LOTT**  
**MADISON COUNTY CHANCERY CLERK**  
**P. O. Box 404**  
**CANTON, MS 39046**  
**RONNY.LOTT@MADISON-CO.COM**

**PHONE 601-855-5526**

**FAX 601-855-5759**

**TO:** Madison County Board of Supervisors

**FROM:** Ronny Lott, Chancery Clerk

**DATE:** August 21, 2023

**RE:** Void 2022 Tax Sale  
Gene W Sowell -Est-  
Parcel No. 092H-27-030/03.00

I am requesting you to allow me to void Parcel No. 092H-27-030/03.00, a .4 acre parcel, from the August 29, 2022 tax sale against Gene Sowell -Est-. This was a parcel of land that had been on the land roll until the Final Judgment in Madison County Chancery Court Case No. 45CH1:21-cv-00508 determined that Gene Sowell had effectively deeded all of his interest in this area to Richard Wayne Parker in Deed Bk 489/301, filed June 15, 2001.

As a result of this above mentioned court case, on the tax maps, Parcel No. 092H-27-030/03.00 was deleted and absorbed into Parcel No. 092H-27-020/00.00 assessed to Richard Wayne Parker, a 1.54 acre parcel. Parcel No. 092H-27-020/00.00 has been correctly assessed for the 1.54 deeded acres since the 2002 tax roll which includes the .4 acre from Parcel No. 092H-27-030/03.00 therefore making this .4 acre double assessed.

I respectfully request that you authorize me to void the August 29, 2022 Tax Sale on Parcel No. 092H-27-030/03.00.

Library MADISON COUNTY TAX 2021

PARKER RICHARD WAYNE REV TRUST

Parcel 092H-27 -020/00.00 PPIN 27863

1200 EASTOVER DR STE 300

Alt Parcel 0922

Exempt Code JD 0 Tax District 4CC

Subdivision ADDENDUM

Neighborhood

Map

JACKSON MS 39211 St Addr

Sect/Twn/Rng 27 09N 02E Blk

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2	1.54	23100			1.54		23100	3465
	1.54	23100			1.54		23100	3465

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV

Mtg Group Eligible Cl1 N (Y/N)

New Value Added F-Fire O-Override Deed Bk WB12 Pg 66 Ext

Drainage Code Benefit Price Total Deed Date 1 11 2012 Type

Current 2021 Yr Added 11 12 2001

L 23100 CNV

B Chged 3 8 2018

Levee Benefits X = Use1 9111 Use2 9111 AB

F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink

	PPIN	Year	Entry Parcel Number	Owner	Sold to	SEQ#	Red Vd
01)	27875	2004	092H-27 -030/03.00	SOWELL GENE W	LOPER, LIND		Y
02)	27875	2005	092H-27 -030/03.00	SOWELL GENE W	MADISON TAX		Y
03)	27875	2006	092H-27 -030/03.00	SOWELL GENE W	CRISLER BOY		Y
04)	27875	2013	092H-27 -030/03.00	SOWELL GENE W	- AF FUND, LL		Y
05)	27875	2016	092H-27 -030/03.00	SOWELL GENE W	- MOSS & HOUG		Y
06)	27875	2017	092H-27 -030/03.00	SOWELL GENE W	- WOODMARK IN		Y
07)	27875	2018	092H-27 -030/03.00	SOWELL GENE W	- LONG LAND I		Y
08)	27875	2019	092H-27 -030/03.00	SOWELL GENE W	- R & B FARMS		Y
09)	27875	2020	092H-27 -030/03.00	SOWELL GENE W	- R & B FARMS		Y
10)	27875	2021	092H-27 -030/03.00	SOWELL GENE W	- R & B FARMS		N
11)	27876	2015	092H-27 -030/04.00	ELDRIDGE LELIA	DURRANT, INC		Y
12)	27878	2018	092H-27 -030/06.00	MUSEE PROPERTIE	SUNSHINE ST		Y
13)	27878	2019	092H-27 -030/06.00	MUSEE PROPERTIE	SUNSHINE ST		Y
14)	27878	2020	092H-27 -030/06.00	MUSEE PROPERTIE	TLGFY, LLC		Y
15)	27878	2021	092H-27 -030/06.00	MUSEE PROPERTIE	TLGFY, LLC		Y

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F24-EXIT

Press F-key beside desired entry, ENTER for next or Page-Up for previous

**CHANCERY COURT OF MADISON COUNTY, MISSISSIPPI**

**ARADYAANA, LLC**

**PLAINTIFF**

**V.**

**CAUSE NO. 2021-508-B**

**SHAWN SOWELL,  
THE KNOWN AND UNKNOWN  
HEIRS OF GENE W. SOWELL,  
AND ALL PERSONS WHOSOEVER  
CLAIMING AN INTEREST IN  
THOSE LANDS DESCRIBED IN  
MADISON COUNTY DEED BOOK 487  
PAGE 295**

**DEFENDANTS**

**FILED**  
MADISON COUNTY

**MAR 15 2022**

**RONNY LOTT, CHANCERY CLERK**

BY: *Kim Stevers* D.C.

**FINAL JUDGMENT**

**THIS MATTER HAVING come before the Court in a procedural posture that is set out hereinbelow, and the Court being well advised in the premises, finds as follows:**

**I.**

**The Court has jurisdiction of the subject matter and the parties.**

**II.**

**The parties:**

- 1. Aradyaana, LLC, is a Mississippi limited liability company, authorized to do business and in good standing with the Secretary of State of Mississippi;**
- 2. Defendants:**
  - A. Shawn Sowell, a non-resident of the State of**

**Mississippi, was served with process at his address of 2255 Coltsview Lane, Matthews, North Carolina 28105 by Certified Mail/Restricted Delivery, Receipt No. 7020 1290 0000 8356 0089, process accomplished on July 8, 2021, and reflected in [MEC #5].**

- B. Other than Shawn Sowell, the known and unknown heirs of Gene W. Sowell, and all persons whosoever those lands described in Madison County Deed Book 487, Page 295 as to Post Office address and physical address and last known whereabouts were and are unknown to the Plaintiff, after diligent search and inquiry; and service of process was accomplished by publication in the *Madison County Herald*, a newspaper of general circulation in Madison County, with process by publication having been accomplished by virtue of publication in said newspaper on December 16, December 23, and December 30, 2021, and reflected in [MEC Doc. #6];**
- C. Discovery was propounded, including Requests for**

**Admissions, as were served on Shawn Sowell by by Certified Mail/Restricted Delivery, Receipt No. 7020 1290 0000 8356 0089, process accomplished on July 8, 2021, and reflected in [MEC #5]. As such, answers to the Requests for Admissions were due to be remitted to Plaintiff by no later than November 8, 2021.**

- D. No Defendant has made any appearance nor filed any answer or other plea, such that all Defendants are in default.**
- E. All request for admissions as were duly propounded are deemed admitted, no answer thereto having been filed.**

**III.**

**The res of this litigation:**

**A PARCEL OF LAND LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, TO-WIT:**

**COMMENCE AT A CONCRETE RIGHT OF WAY MARKER, MARKING THE WEST RIGHT OF WAY OF INTERSTATE HIGHWAY 55 AND THE SOUTH RIGHT OF WAY OF MISSISSIPPI STATE HIGHWAY 22 AS BOTH EXISTS THIS**

DATE (DECEMBER 1990); THENCE RUN SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY OF MISSISSIPPI STATE HIGHWAY 22 FOR A DISTANCE OF 2449.17 FEET TO THE NORTHWEST CORNER OF A 5 ACRE PARCEL OF LAND AND THE NORTHERNMOST CORNER OF A CERTAIN 104.54 ACRE TRACT; THENCE LEAVING SAID SOUTH RIGHT OF WAY OF MISSISSIPPI STATE HIGHWAY 22, RUN ALONG THE WEST LINE OF SAID 5 ACRE PARCEL SOUTH 00 DEGREES 27 MINUTES 21 SECONDS EAST, 313.59 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID 5 ACRE PARCEL, RUN SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST, 505.20 FEET TO A POINT ON THE FENCE LINE MARKING THE WEST LINE OF A 15 ACRE PARCEL OF LAND IN THE NAME OF MADISON COUNTY SCHOOL DISTRICT; THENCE ALONG SAID FENCE LINE AND WEST LINE OF SAID 15 ACRE PARCEL, RUN SOUTH 00 DEGREES 26 MINUTES 05 SECONDS EAST, 526.73 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID 15 ACRE PARCEL AND SAID FENCE, RUN NORTH 89 DEGREES 33 MINUTES 56 SECONDS EAST, 548.11 FEET TO A POINT ON A FENCE AND THE WEST LINE OF A 93.55 ACRE PARCEL OF LAND DESCRIBED IN DEED BOOK 238 AT PAGE 917; THENCE ALONG SAID FENCE RUN SOUTH 00 DEGREES 24 MINUTES 42 SECONDS EAST, 1239.06 FEET TO A FENCE CORNER IN THE SOUTH LINE OF SAID 93.55 ACRE PARCEL; THENCE ALONG SAID FENCE LINE RUN THE FOLLOWING COURSES AND DISTANCES; SOUTH 89 DEGREES 28 MINUTES 04 SECONDS WEST, 561.49 FEET; SOUTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, 2714.46 FEET TO A POINT ON THE EAST LINE OF A 1.96 ACRE PARCEL; THENCE RUN ALONG SAID EAST LINE, NORTH 27 DEGREES 21 MINUTES 51 SECONDS EAST, 152.81 FEET TO THE NORTHEAST CORNER OF SAID 1.96 ACRE PARCEL AS SHOWN ON SURVEY BY WAGGONER ENGINEERING, DATED DECEMBER 11, 1990 AND TO AN IRON PIN SET BY WAGGONER ENGINEERING AND THE MARKING THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE ALONG THE NORTH LINE OF SAID 1.96

**ACRE PARCEL, RUN NORTH 66 DEGREES 27 MINUTES 09 SECONDS WEST, 272.0 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY OF MISSISSIPPI STATE HIGHWAY 22; THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT OF WAY OF MISSISSIPPI STATE HIGHWAY 22 A DISTANCE OF 55.3 FEET TO AN IRON PIN; THENCE SOUTH 66 DEGREES 27 MINUTES 09 SECONDS EAST A DISTANCE OF 380.4 FEET TO THE AFORESAID WEST LINE OF THE SAID 104.54 ACRE TRACT; THENCE NORTH 27 DEGREES 21 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE 53.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,577 SQUARE FEET, MORE OR LESS, 0.335 ACRES, MORE OR LESS.**

The above and foregoing land is included within the subject premises of a deed dated April 5, 2021, filed for record on April 7, 2021, in Madison County Deed Book 4018, Page 734, the lands therein being described as follows:

**A parcel of land being situated in the Northwest 1/4 of Section 27, Township 9 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:**

**Commence at the southwest corner of Lot 2, Canton Logistics, Section II, a subdivision, the map or plat of which is recorded in Plat Cabinet F at Slides 119B and 120A in the Chancery Records of Madison County in Canton, Mississippi and run thence North 00° 08' 35" West for a distance of 191.65 feet along the eastern line of Lot 1, 22 West, a subdivision, the map or plat of which is recorded in Plat Cabinet F at Slides 169B and 170A in the said Chancery Records to a 1/4" iron pin found at the northeast corner thereof, said iron pin marks the POINT OF BEGINNING for the parcel herein described; thence North 27° 44' 36" East for a distance of 152.81 feet (North 27° 21' 51" East ~ 152.81' APR) along the western line of the said Canton Logistics, Section II, to a 1/4" iron pin found; thence North 66° 03' 33" West for a distance of 272.44 feet (North 66° 27' 09" West ~ 272.0' APR) along the**



southern property line of that certain parcel of land as described in Book 351 at Page 249, Tract I of the said Chancery Records to a 1/2" iron pin found at the southeastern right of way line of Mississippi State Highway No. 22; thence South 39° 44' 33" West for a distance of 316.95 feet (along the right of way ~ 317.1' APR) along the said southern right of way line to a 1/2" iron pin found at the northwestern corner of the said Lot 1, 22 West; thence leave said southeastern right of way line of Mississippi State Highway No. 22 and run South 89° 41' 09" East for a distance of 380.51 feet (South 89° 51' East ~ 381.2' APR) generally along a fence line and the northern line of the said Lot 1, 22 West to the POINT OF BEGINNING, containing 1.5461 acres (67,347 square feet), more or less.

The lands described in the said instrument found in Madison County Chancery Deed Book 4018, Page 734, were assessed by the Madison County Tax Assessor as Parcel #092H-27-020/00.00, assessee being the Richard Wayne Parker Revocable Trust, listed with the address of 1200 Eastover Drive, Suite 300, Jackson, Mississippi 39211.

Those same lands were likewise assessed by the Madison County Tax Assessor as a part of the lands described in said Deed Book 489, Page 301, and are part of the lands as appear to likewise have been assessed (wrongly) in Madison County Tax Assessor as Parcel #092H-27-030/03.00, assessee being Gene W. Sowell Estate, in care of Shawn Sowell, listed with the address of 1001 63<sup>rd</sup> Avenue South, Saint Petersburg, Florida 33705-5805.

Attached as Exhibit "A" to the Complaint (MEC. Doc. #3), pursuant to which is rendered this Judgment, was a copy of the said instrument recorded in Madison

**County Deed Book 489, Page 301, from Gene W. Sowell unto Richard Wayne Parker. The Estate of that instrument Grantee, Richard Wayne Parker, was probated in Madison County Chancery Cause No. 45CH1:12-cv-00066, the devisee of the subject premises hereof being the Richard Wayne Parker Revocable Trust.**

**Attached as Exhibit "B" to the Complaint, pursuant to which is rendered this Judgment was a deed recorded in Madison County Chancery Deed Book 4018, Page 734 of said trust unto Aradyaana, LLC, a Mississippi limited liability company, Plaintiff herein.**

**Attached as Exhibit "C" to the Complaint (MEC. Doc. #3), pursuant to which is entered this Judgment, was a Plat of Survey rendered on April 1, 2021, depicted upon which are the subject premises of the said deed dated April 5, 2021, filed for record April 7, 2021, recorded in the Madison County Chancery Deed Book 4018, Page 734; and upon which was additionally depicted a notation for the portion of the subject premises of the deed found in Madison County Deed Book 487, Page 295, which was included in the instrument dated May 17, 2001, filed for record on May 21, 2001, notwithstanding that all of the premises of the instrument recorded in Madison County Deed Book 487, Page 295, were thereafter included in the grant of Madison County Deed Book 487, Page 295 by the Grantee, Gene W. Sowell, in said Book 489, Page 301, unto Richard Wayne Parker, a deed dated June 12, 2001, filed for record June 15, 2001.**

**The Madison County tax assessor erroneously continued to assess the**

**subject premises of Madison County Deed Book 487, Page 295, unto Gene W. Sowell, notwithstanding that Gene W. Sowell, had included those lands in the grant made in Book 489, Page 301.**

**Gene W. Sowell is deceased. Upon information and belief, his Estate has not been probated. His heirs at law, successors and assigns, include Shawn Sowell, a Defendant herein.**

**Tax assessment continued, from year to year, either in the name of Gene W. Sowell, or in the name of the Gene W. Sowell Estate, and/or in an acknowledgment that ad valorem taxes continued to be paid thereafter, year by year, by Shawn Sowell, for the lands described in said Madison County Deed Buck 4807, Page 295, notwithstanding that same had been included in the grant in Madison County Deed Book 489, Page 301; and in the deed thereafter rendered in Madison County Deed Book 408, Page 734, unto Plaintiff herein, despite that assessee owned no interest in such said lands. Same constituted a cloud upon the title of Plaintiff, Aradyaana, LLC. Such cloud on title is hereby removed.**

**IT IS THEREFORE ORDERED and ADJUDGED: That the Plaintiff, Aradyaana, LLC, is awarded a Judgment in favor of Plaintiff, Aradyaana, LLC, and against the Defendants, the known and unknown heirs of Gene W. Sowell, and Shawn Sowell, adjudicating the following described lands to be the property of Plaintiff, with fee simple title thereto, and for the Defendants to be adjudicated to have no interest whatsoever therein:**

**The res of this litigation:**

**A PARCEL OF LAND LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, TO-WIT:**

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**RUN THE FOLLOWING COURSES AND DISTANCES; SOUTH 89 DEGREES 28 MINUTES 04 SECONDS WEST, 561.49 FEET; SOUTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, 2714.46 FEET TO A POINT ON THE EAST LINE OF A 1.96 ACRE PARCEL; THENCE RUN ALONG SAID EAST LINE, NORTH 27 DEGREES 21 MINUTES 51 SECONDS EAST, 152.81 FEET TO THE NORTHEAST CORNER OF SAID 1.96 ACRE PARCEL AS SHOWN ON SURVEY BY WAGGONER ENGINEERING, DATED DECEMBER 11, 1990 AND TO AN IRON PIN SET BY WAGGONER ENGINEERING AND THE MARKING THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE ALONG THE NORTH LINE OF SAID 1.96 ACRE PARCEL, RUN NORTH 66 DEGREES 27 MINUTES 09 SECONDS WEST, 272.0 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY OF MISSISSIPPI STATE HIGHWAY 22; THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT OF WAY OF MISSISSIPPI STATE HIGHWAY 22 A DISTANCE OF 55.3 FEET TO AN IRON PIN; THENCE SOUTH 66 DEGREES 27 MINUTES 09 SECONDS EAST A DISTANCE OF 380.4 FEET TO THE AFORESAID WEST LINE OF THE SAID 104.54 ACRE TRACT; THENCE NORTH 27 DEGREES 21 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE 53.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,577 SQUARE FEET, MORE OR LESS, 0.335 ACRES, MORE OR LESS.**

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120A in the Chancery Records of Madison County in Canton, Mississippi and run thence North 00° 08' 35" West for a distance of 191.65 feet along the eastern line of Lot 1, 22 West, a subdivision, the map or plat of which is recorded in Plat Cabinet F at Slides 169B and 170A in the said Chancery Records to a 1/4" iron pin found at the northeast corner thereof, said iron pin marks the POINT OF BEGINNING for the parcel herein described; thence North 27° 44' 36" East for a distance of 152.81 feet (North 27° 21' 51" East ~ 152.81' APR) along the western line of the said Canton Logistics, Section II, to a 1/4" iron pin found; thence North 66° 03' 33" West for a distance of 272.44 feet (North 66° 27' 09" West ~ 272.0' APR) along the southern property line of that certain parcel of land as described in Book 351 at Page 249, Tract I of the said Chancery Records to a 1/2" iron pin found at the southeastern right of way line of Mississippi State Highway No. 22; thence South 39° 44' 33" West for a distance of 316.95 feet (along the right of way ~ 317.1' APR) along the said southern right of way line to a 1/2" iron pin found at the northwestern corner of the said Lot 1, 22 West; thence leave said southeastern right of way line of Mississippi State Highway No. 22 and run South 89° 41' 09" East for a distance of 380.51 feet (South 89° 51' East ~ 381.2' APR) generally along a fence line and the northern line of the said Lot 1, 22 West to the POINT OF BEGINNING, containing 1.5461 acres (67,347 square feet), more or less.

Insofar as is concerned said Parcel #092H-27 -030/03.00 for 0.335 acres can cease to be separately assessed, as per this Judgment, same is (and has been) a part and Parcel of #092H-27-020/00.00.

SO ORDERED and ADJUDGED this the 15<sup>th</sup> day of March, 2022.

  
CHANCELLOR

**PRESENTED BY:**



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**DAVID RINGER, ATTORNEY FOR  
ARADYAANA, LLC**

**PREPARED BY:**

**RINGER, LINGOLD & SPENCER  
DAVID RINGER, MSB# 5364  
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FLORENCE, MS 39073  
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