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2023R-000883

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

DAVID VAUGHN, CLERK & RECORDER

01/17/2023 01:15:57 PM

FEE: 25.00

PAGES: 3

TONI HARGETT

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Aaron Douglas Wunningham and Morgan Wunningham, a married couple, and Mattie Sue Wunningham Blasingame and Trevor Blasingame, a married couple, Grantors,** for and in consideration of the sum of **\$173,000.00**, and other good and valuable considerations to us in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Timothy Adam Dozier and Krystal Dozier, a married couple, as tenants by the entirety, Grantees,** and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot 36 of Kirby Meadows Subdivision, Phase V, Bay, Arkansas, Revised 6-08-2005, as shown by Plat recorded in Plat Cabinet "C" page 166 at Jonesboro, Arkansas, being subject to Bills of Assurance recorded in Deed Record 561 page 989 and Deed Record 601 page 132, and to easements as shown on recorded plat.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

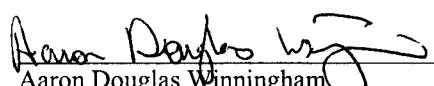
NOTE: Tonya Michelle Monroe died May 9, 2022.

To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.


And we hereby covenant with said **Grantees** that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, **Aaron Douglas Wunningham and Morgan Wunningham, a married couple, and Mattie Sue Wunningham Blasingame and Trevor Blasingame, a married couple,** for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

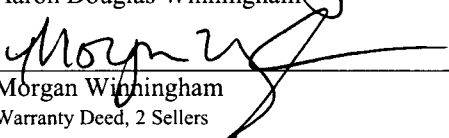
WITNESS our hands and seals on this **13th** day of **January, 2023**.



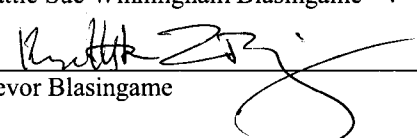
Aaron Douglas Wunningham



Mattie Sue Wunningham Blasingame



Morgan Wunningham
Warranty Deed, 2 Sellers



Trevor Blasingame



ACKNOWLEDGMENT

**STATE OF Arkansas
COUNTY OF Craighead**

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Aaron Douglas Winningham and Morgan Winningham, a married couple, and Mattie Sue Winningham Blasingame and Trevor Blasingame, a married couple**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this **13th** day of **January, 2023**

Sanda Greene
Sanda Greene, Notary Public

My Commission Expires:
August 20, 2030



I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Timothy Adam Dozier
Timothy Adam Dozier

Mailing Address: **118 Summer Leigh Cv, Bay, AR 72411**



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 23-1007

Grantee: TIMOTHY ADAM DOZIER AND KRYSTAL DOZIER
Mailing Address: 118 SUMMER LEIGH CV
BAY AR 724119464

Grantor: AARON DOUGLAS WINNINGHAM AND MORGAN WINNINGHAM
Mailing Address: 118 SUMMER LEIGH CV
BAY AR 724119464

Property Purchase Price: \$173,000.00
Tax Amount: \$570.90

County: CRAIGHEAD
Date Issued: 01/17/2023
Stamp ID: 534566912

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Timothy Adam Dozier & Krystal Dozier

Grantee or Agent Name (signature): " [Signature] " Date: 1/17/23

Address: 118 Summer Leigh Cv

City/State/Zip: Bay, AR 72411