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2021R-023378

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER

09/27/2021 10:00:49 AM

FFF-25 00

PAGES: 3

APRIL COOPER

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

# Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Scott Lindley Atkinson, a single person**, for and in consideration of the sum of **\$255,000.00**, and other good and valuable considerations to me in hand paid by the **Grantees** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Gavin Combs and Amber Combs, a married couple, as tenants by the entirety**, and unto **their heirs** and assigns forever, the following described land situated in the County of **Craighead, State of Arkansas**, to-wit:

Lot 14 of Oak Hollow Subdivision, Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "A" page 106 at Jonesboro, Arkansas, subject to Dedication and Restrictions recorded in Deed Record 297 page 534 at Jonesboro, Arkansas, 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.

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

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

WITNESS my hand and seal on this 23rd day of **September, 2021**.

*Scott Lindley Atkinson*  
\_\_\_\_\_  
Scott Lindley Atkinson

Warranty Deed - Single



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**ACKNOWLEDGMENT**

STATE OF Arkansas  
COUNTY OF Craighead

Be it remembered, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named **Scott Lindley Atkinson, a single person**, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that **he/she/they** executed the same for the purposes therein contained.

In testimony whereof I have hereunto set my hand and official seal this 23rd day of **September, 2021**

x Sanda Greene  
Notary Public

My Commission Expires:  
08/20/2030



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.

Gavin Combs  
**Gavin Combs**

Mailing Address: **603 Oak Hollow Ln, Jonesboro, AR 72401**



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



Grantee: GAVIN AND AMBER COMBS  
Mailing Address: 603 OAK HOLLOW LN  
JONESBORO AR 724010000

Grantor: SCOTT ATKINSON  
Mailing Address: 603 OAK HOLLOW LN  
JONESBORO AR 724010000

Property Purchase Price: \$255,000.00  
Tax Amount: \$841.50

County: CRAIGHEAD  
Date Issued: 09/24/2021  
Stamp ID: 202598400

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): GAVIN & AMBER COMBS

Grantee or Agent Name (signature): " " Date: 09-24-21

Address: 603 OAK HOLLOW LN

City/State/Zip: JONESBORO AR 72401