

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

# Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Christina Catherine Akbari, a single person**, for and in consideration of the sum of **\$243,150.00**, and other good and valuable considerations to me in hand paid by the **Grantee** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Tara Thomason, a single person**, and unto **her heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:


Lot 3 in Block "A" of Griffin Park Subdivision Phase V, as shown by Plat recorded in Plat Cabinet "C" page 166 at Jonesboro, Arkansas, subject to Bill of Assurance recorded in Deed Record 701 page 83, and to easements as shown on recorded Plat.

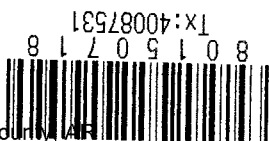
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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

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

WITNESS my hand and seal on this **1st** day of **October, 2021**.

  
Christina Catherine Akbari



**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 **Christina Catherine Akbari, 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 **1st** day of **October, 2021**

  
\_\_\_\_\_  
**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.

  
\_\_\_\_\_  
**Tara Thomason**

Mailing Address: **4425 Stoney Dr, Jonesboro, AR 72404**



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: TARA THOMASON  
Mailing Address: 4425 STONEY DR  
JONESBORO AR 724040000

Grantor: CHRISTINA AKBARI  
Mailing Address: 4425 STONEY DR  
JONESBORO AR 724040000

Property Purchase Price: \$243,150.00  
Tax Amount: \$805.20

County: CRAIGHEAD  
Date Issued: 10/01/2021  
Stamp ID: 1698752512

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): Tara Thomason

Grantee or Agent Name (signature): || Date: 10-01-21

Address: 4425 Stoney Dr

City/State/Zip: Jonesboro, AR 72404