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2021R-023380

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Gavin Michael Combs and Amber Rochelle Combs, a married couple**, for and in consideration of the sum of **\$140,000.00**, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Xavier B. Tarkington, a single person**, and unto **his heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot 15 of Ashley Acres of a part of Burrow Estates Subdivision of a part of Section 21, Township 13 North, Range 4 East, as shown by plat in Plat Cabinet "B" page 81 at Jonesboro, Arkansas, subject to easements as shown on said plat and to Bill of Assurance in Deed Record 408 page 160 at Jonesboro, Arkansas.

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 **his heirs** and assigns forever, with all appurtenances hereunto belonging.


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

And we, **Gavin Michael Combs and Amber Rochelle Combs, a married couple**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this **24th** day of **September, 2021**.



Gavin Michael Combs



Amber Rochelle Combs



8 0 1 5 0 0 2 5

Tx: 40087174

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, **Gavin Michael Combs and Amber Rochelle Combs, 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 **24th** day of **September, 2021**

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.

Xavier B. Tarkington
Xavier B. Tarkington

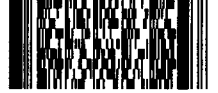
Mailing Address: **178 County Road 622, Jonesboro, AR 72404**



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: XAVIER TARKINGTON
Mailing Address: 178 COUNTY ROAD 622
JONESBORO AR 724040000

Grantor: GAVIN AND AMBER COMBS
Mailing Address: 178 COUNTY ROAD 622
JONESBORO AR 724040000

Property Purchase Price: \$140,000.00
Tax Amount: \$462.00

County: CRAIGHEAD
Date Issued: 09/24/2021
Stamp ID: 531195904

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): Xavier Tarkington

Grantee or Agent Name (signature): " Date: 9-24-21

Address: 178 County Road 622

City/State/Zip: Jonesboro, AR 72404