Instrument prepared by:
Rena S. Roach, Attorney at Law
100 Monroe Street, #111
Centerton, AR 72719

Return to:
Professional Land Title Company of Arkansas
1025 Ferguson Drive
Benton, AR 72015

This document approved as to form by Rena S. Roach, Attorney at Law. Transactional data completed by Professional Land Title Company of Arkansas.

Karen Johnson Davidson County
Batch# 670080 **DEEDWARR**
07/02/2021 09:52:26 AM 2 pgs
Fees: $13.00 Taxes: $913.90

20210702-0089872

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of June, 2021, by and between **William Mark Floyd, an unmarried person, party of the first part** (hereinafter referred to as such whether one or more), and **David Jong Min Ma, Sung Ho Ma, and Jeon H. Ma, party of the second part** (hereinafter referred to as such whether one or more).

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 31 (Thirty-One) on the Plan of Barnes Crossing, Phase I, a Planned Unit Development, according to plat and survey as shown on Exhibit "A" of Master Deed of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480; amended in Instrument Number 20051114-0136938 and further amended in Instrument No. 20071227-0147998, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to William Mark Floyd, unmarried man, by Warranty Deed from Catherine Marie Melvin, unmarried, of record in Instrument No. 20151106-0113104, in the Register's Office of Davidson County, Tennessee, dated November 4, 2015 and recorded on November 6, 2015.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, and unto the party of the second part's heirs, successors, and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, except for as stated herein, if any.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature of the said party of the first part the day and year first above written.

William Mark Floyd

William Mark Floyd

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Izard

Personally appeared before me, Katie Green, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **William Mark Floyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 15th day of June, 2021

Katie Green
Notary Public
My commission expires: 10/28/24

KATIE GREEN
NOTARY PUBLIC-STATE OF ARKANSAS
IZARD COUNTY
My Commission Expires 10-28-2024
Commission # 12401531

AFFIDAVIT OF VALUE

STATE Arkansas
COUNTY OF Baxter

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $247,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katie Green
Affiant

Subscribed and sworn to before me this the 15th day of June, 2021

Blakely Jordan
Notary Public
My commission expires: 9/14/2030

BLAKELY JORDAN
Notary Public-Arkansas
Baxter County
My Commission Expires 09-14-2030
Commission # 12711903

PROPERTY ADDRESS: 1840 Shaylin Loop, Nashville, TN, 37013
TAX PARCEL NO.: 173-05-0A-031-00

NAME AND ADDRESS OF PROPERTY OWNERS:
David Jong Min Ma, Sung Ho Ma, and Jeon H. Ma
1840 Shaylin Loop
Nashville, TN, 37013

MAIL TAX NOTICES TO:
David Jong Min Ma, Sung Ho Ma, and Jeon H. Ma
1840 Shaylin Loop
Nashville, TN, 37013