Karen Johnson Davidson County
Batch# 1482599 DEEDQC
10/08/2026 04:01:30 PM 5 pgs
Fees: $28.00 Taxes: $18.50
20261008-0092740

This instrument was prepared by:

Tristan Adkins
211 Union St.
Jonesboro, Arkansas 72401

GENERAL WARRANTY DEED

Date: October 6th, 2026

Grantor: Dawn Marie Marshall, Individually

Grantor's Mailing Address: 127 Cawthorn Dr. Slidell, LA 70458

Grantee: Adkins and Reid Holdings, LLC

Grantee's Mailing Address / Tax Bill Mailing Address: 211 Union St. Jonesboro Arkansas 72401

CONSIDERATION: Ten Dollars and No Cents ($10.00) and other of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements): All of Grantor's interest in and to the following real property: See Exhibit A attached hereto and incorporated herein.

RESERVATIONS FROM CONVEYANCE: None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: None.

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds

Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantor:

Dawn Marie Marshall, Individually
Dawn Marie Marshall

ACKNOWLEDGMENT

STATE OF Texas §
§
COUNTY OF Clay §

On the 6th day of October, 2026, before me personally appeared Dawn Marie Marshall to me to be the person named herein and who executed the foregoing and she acknowledged to me that she voluntarily executed the same in the capacity stated above and for the consideration recited therein.

NOTARY PUBLIC STATE OF TEXAS
Ruth Ramos
ID NUMBER
12639989-6
COMMISSION EXPIRES
July 16, 2028

Ruth Ramos
Notary Public, State of Texas
Ruth Ramos 12639989-6
My commission expires on 07/16/2028

Electronically signed and notarized online using the Proof platform.

STATE OF Texas
COUNTY OF Clay

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $5,000..

Dawn Marie Marshall
Affiant Dawn Marie Marshall

SWORN TO and subscribed before me on this 6th day of September, 2026.

Ruth Ramos
ID NUMBER
12639989-6
COMMISSION EXPIRES
July 16, 2028

Ruth Ramos
Notary Public, State of Texas
Ruth Ramos 12639989-6

My Commission Expires:
07/16/2028

Electronically signed and notarized online using the Proof platform.

Exhibit "A"

The Property commonly known as 107 Utley Drive, Goodlettsville, Davidson County, Tennessee 37072, Map-Parcel No. 18-7-41, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42, on the plan of Connell Estates, Section 1, as shown on plat of record in Plat Book 2900, Page 15, in Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed Darline J. Ferguson and David R. Ferguson, by Warranty Deed from William D. Morrison and Sherri A. Morrison, husband and wife, dated January 6, 2005, of record in Instrument No. 20050112-0004422, on January 12, 2005, Register's Office of Davidson County Tennessee. David R. Ferguson, Sr. having died on July 29th, 2023, said property vested to Darline J. Ferguson as surviving tenant by the entirety. Darline J. Ferguson, having died on November 30th, 2025 intestate. Property vested to her heirs at law, David Ray Ferguson Jr. and Dawn Marshall. See Affidavit of Heirship or record in Instrument No. 20261002-0091015, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tristan Adkins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-6-26.

Date

TA

Affiant Signature

10-6-26

Date

State of Arkansas

County of Craighead

Sworn to and subscribed before me this 6th day of October, 2026.

Tara Pierce

Notary's Signature

My Commission Expires: 07-25-2035

Date

Notary's Seal (if on paper)

TARA PIERCE
NOTARY PUBLIC - STATE OF ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES 07-25-2035
COMMISSION # 12690647