THIS INSTRUMENT PREPARED BY: Joyce Hobbs
Copper Title
12400 Olive Blvd
Suite 330
St. Louis, Mo 63141

Karen Johnson Davidson County
Batch# 842501 DEEDQC
04/20/2022 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220420-0045562

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Jared J. Smalley	(NAME) JLB Corporation DBA Golden Oak Lending, ISAOA	030P H 01300 000
(STREET ADDRESS OR ROUTE NUMBER) 158 Spring Valley Road	(STREET ADDRESS) 11737 Administration Dr	
(CITY) (STATE) (ZIP) Nashville, Tn 37214	(CITY) (STATE) (ZIP) St. Louis, MO 63146	

March 29, 2022

FOR AND IN CONSIDERATION of the sum of zero ($0.00), the receipt of which is hereby acknowledged, We, **Jared J. Smalley and Cara Smalley, now known as Cara Gruszecki husband and wife** hereinafter called **GRANTORS**, by these presents does hereby quitclaim and convey unto **Jared J. Smalley and Cara Gruszecki , husband and wife** hereinafter called **GRANTEES**, successors and assigns, all right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Kenneth G. Gaidos Resubdivision in Bluefields, as of record in Book 5190, page 466, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more detailed description.

Together with an easement in over and through Land in Davidson County, Tennessee, located in the 15th Civil District of Davidson County Tennessee; and, described according to a survey dated 10/24/2014 made by R. L. Montoya, Land Surveying.

Said ingress and egress easement is an easement running with the land in favor of the current and all future owners of The Henry Family living Trust property; BEGINS at a point in the existing concrete driveway at 158 Spring Valley Rd., which point is the Northwesterly corner of the John G. Doak, Sr. and Mary T. Doak property at 220 Cumberland Circle, as noted in Deed Book 9070, page 17 R.O.D.C. which is a point on the common line between The Henry Family Revocable Living Trust, property dated 5/23/2012, described in a Quit Claim Deed of record as instrument ID No. 20120530- 0046562, R.O.D.C. and which constitutes the Northwesterly corner of said Doak's Property; thence with said common line in a Southeasterly direction South 84 Degrees 53' 53" East a distance of 9 feet, thence leaving said common line in a Southeasterly direction, South 27 Degrees 29' 34" East, a distance of 34.74 feet to a point; thence in, a Southwesterly direction, South 58 Degrees 47' 25" West a distance of 5 feet to a point on Doak's Westerly line; thence with Doak's Westerly line North 31 Degrees 12' 35" West, a distance of 40 feet to the POINT OF BEGINNING.

Being the same property conveyed to Jared J. Smalley and Cara Smalley, husband and wife by Warranty Deed from Douglas C. Henry and Jacqueline G. Henry (aka Jacqueline G.T. Henry), Trustees of The Henry Family Revocable Living Trust, dated May 23, 2012, dated May 30, 2017 and recorded June 1, 2017 as Document No. 20170601-0054563, Register's Office of Davidson County, Tennessee.

Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any

STATE OF TN
COUNTY OF Davidson The actual consideration for this transfer is $0.00

Affiant

Affiant Cara Smalley nka Cara Henry

Subscribed and sworn to before me this the 4th day of March, 2022

(Affix Seal) *Notary Public*

My commission expires:

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jared J. Smalley

Cara Smalley nka Cara Henry
Cara Smalley now known as Cara **Gruszecki**

STATE OF TENNESSEE }

} **ss.**

COUNTY OF Davidson }

On this 29th day of March, 2022, before me personally appeared **Jared J. Smalley and Cara Smalley,** now known as Cara **Gruszecki husband and wife** , to me known, who being by me first duly sworn, acknowledged said instrument to be the free act and deed the person or person executing said instrument and that said instrument was executed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Notary Public
My Term Expires: 11/26/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Melissa Mowery, title agent, 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 3-29-2022 (date of document).

Affiant Signature

3-29-2022
Date

State of Missouri
County of St. Louis

Sworn to and subscribed before me this 29 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/15/2024

NOTARY'S SEAL

JACLYN R. SCHULTZ
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 12387393
My Commission Expires 08-15-2024