THIS INSTRUMENT PREPARED BY:	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $530,000.00
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	Affiant Subscribed and sworn to before me, this 22 day of May, 2025. Notary Public My Commission Expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Karen Johnson Davidson County
Batch# 1280022 DEEDWARR
05/30/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250530-0042814

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Asia Smulders 3451 Golf Club Lane, Nashville, TN 37215	~~New Owner~~ JG Studio Bank 1133 Ocean Ave Lakewood, NJ 08701	Tax Parcel ID No. 117-07-0F-015-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER CHALKLEY AND LINDA SEALY,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ASIA SMULDERS, AN UNMARRIED WOMAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 15 of Brighton Condominiums, a Horizontal Property Regime, created under title 66, Section 26-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of Brighton Court Condominiums of record in Book 6629, Page 532, as amended in Book 6912, Page 163 and supplemented in Book 6912, Page 158, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Roger Chalkley and Linda Sealy by Deed dated April 26, 2018 from William Haynes and Melissa J. Haynes, husband and wife, recorded May 2, 2018, in Instrument Number 201805020041839, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **3451 Golf Club Lane, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22 day of May, 2025.

ROGER CHALKLEY

LINDA SEALY

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROGER CHALKLEY AND LINDA SEALY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

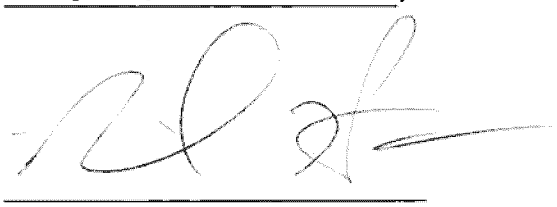
Witness my hand and official seal at office this 22 day of May, 2025.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11.02.2026

Certificate of Authenticity

I, Nick Harris, 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 **May 22, 2025**.



Affiant Signature

5/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22** day of **May**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

