Karen Johnson Davidson County
Batch# 1368182 DEEDWARR
01/12/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260112-0002549

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64300
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth Johns 508 Madison Street, #5 Nashville, TN 37208	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49536

TAX MAP PARCEL NUMBERS: 082130D20500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Slass, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Elizabeth Mae Johns, an unmarried woman, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being UNIT No. 205 of Germantown Madison Square Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B2-B4" to the Master Deed of record in Instrument No. 20061019-0129740 amended in Instrument No. 20110509-0035408, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Emily Slass, unmarried, by Warranty Deed from Charlotte Peterson, married, dated September 1, 2021, and recorded on September 3, 2021, of record in Instrument No. 20210903-0118963, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B2-B4" to the Master Deed of record in Instrument No. 20061019-0129740 amended in Instrument No. 20110509-0035408, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20061019-0129740 amended in Instrument No. 20110509-0035408, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Germantown Madison Square Condominiums of record in Instrument No. 20060929-0120772, said Register's Office. Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20061220-0156745, said Register's Office. Electric Utility Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20170202-0011407, said Register's Office. Stormwater Detention Agreement of record in instrument No. 20061214-0154052, said Register's Office.

This is improved property, known as 508 Madison Street, # 5, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of January, 2026.

Emily Slass

Emily Slass

State of ~~Tennessee~~ SW New Jersey

County of ~~Davidson~~ SW Somerset

On this 7th day of January, 2026, before me the undersigned authority, personally appeared Emily Slass, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires Mar. 23, 2030

SHAUNTAY TIFFANY WATKINS
NOTARY PUBLIC
STATE OF NEW JERSEY
COMMISSION # 50125265
MY COMMISSION EXPIRES MAR. 23, 2030

State of ~~Tennessee~~ SW New Jersey

County of ~~Davidson~~ SW Somerset.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Emily Slass

Affiant

Sworn and subscribed before me this 7th day of January, 2026

Notary

My Commission Expires: Mar 23, 2030

SHAUNTAY TIFFANY WATKINS
NOTARY PUBLIC
STATE OF NEW JERSEY
COMMISSION # 50125265
MY COMMISSION EXPIRES MAR. 23, 2030

Certificate of Authenticity

I, ERIN HASELTINE, 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 January 9, 2026.

Affiant Signature

1-9-2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 9 day of January, 2026.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-508