Karen Johnson Davidson County
Batch# 1424737 DEEDWARR
05/22/2026 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,263.03
20260522-0047214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $881,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/26/30
(AFFIX SEAL)

MEGAN REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John H Wallace and Joanne Jewett	NEW OWNER	117 15 0C 005.00
(NAME)	(NAME)	
509 Glen Echo Pl	509 Glen Echo Pl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joan Furman, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Hardwick Wallace and Joanne Jewett, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 509 in GLEN ECHO HALL, a Horizontal Property Regime, located at Glen Echo Road and Glen Echo Place, Nashville, Davidson County, Tennessee, as shown on the plat of Glen Echo Hall, recorded in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument Number 20040922-0113858, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Glen Echo Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joan Furman, an unmarried woman, by Warranty Deed from Christina Marie Stevens and Julia Lorraine Harris, Heirs at Law of Mary Louise Cosmides, deceased, of record in Instrument No. 20120614-0052104, in the Register's Office of Davidson County, Tennessee, dated June 08, 2012 and recorded on June 14, 2012.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLEN ECHO SUBDIVISION, as recorded in Plat Book 1424, Page(s) 52.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLEN ECHO HALL, as recorded in Instrument No. 20031112-0165541.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GLEN ECHO HALL of record in Instrument No. 20040922-0113858; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1470, Page 464 and Book 1542, Page 340.
Contract Agreement as set forth in instrument recorded in Book 662, Page 807.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030422-0053059.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 509 Glen Echo Pl, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 23rd day of April, 2026.

Joan Furman

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joan Furman, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2026.

Notary Public

Printed Name: the undersigned

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 22 day of May, 2026.

K. Thomas Sidwell
Date: 05/22/2026

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 22 day of May, 2026.

Notary Public
My Commission Expires: 12-1-29

