Karen Johnson Davidson County
Batch# 1369493 DEEDWARR
01/13/2026 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260113-0003222

This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-24935-MC

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~xxxxxxxxx~~ Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of January, 2026.

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Garland and Morgan Garland 815 Westchester Drive Madison, TN 37115	Moria Development, Inc., DBA Peoples Mortgage 2055 East Centennial Circle Tempe, AZ 85284	042-09-0-093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Hailie Carol Cochran, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Garland and Morgan Garland, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Two, Kemper Heights, as of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee. Said Lot No. 39 fronts 75 feet on the Southerly side of Westchester Drive and runs back between lines, 227.4 feet on the Westerly line and 209.3 feet on the Easterly line, to a dead line in the rear on which it measures 76.5 fect.

Being the same property conveyed to Hailie Carol Cochran, an unmarried woman by Warranty Deed from Clean Foreclosures USA, LLC, a Georgia Limited Liability Company, dated March 2, 2023, and being of record at Instrument No. 20230303-0015342 in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **815 Westchester Drive, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2026.

GRANTOR:

Hailie Carol Cochran

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hailie Carol Cochran,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2026.

Chad Serrate
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

202601130003222

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 01/09/2026 (date of document).

Affiant Signature

01/09/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 09 day of JANUARY, 2026.

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027