Karen Johnson Davidson County
Batch# 1459471 DEEDWARR
08/13/2026 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,086.78
20260813-0075743

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611518

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$293,725.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10 day of August 2026.

Notary Public
My Commission Expires: 9/15/29

Brad Krivensky State of Tennessee Notary Public Williamson County

# WARRANTY DEED

**THIS INDENTURE**, made this 10 day of August 2026, among:

## KJ PROPERTIES LLC A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

## PEGGY LYNN MORELAND AND MICHAEL WAYNE MORELAND, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**A certain condominium located in Davidson County, Tennessee, being Unit No. 101 of Carothers Farms Stacked Flats (within Lot 382), a Condominium Development, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, a Condominium Development of record in Instrument Number 20180917-0092013, as amended in Instrument Number 20190710-0066979 and Instrument Number 20210629-0087678 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "2" to Fifth Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 382) of record in Instrument Number 20210629-0087678. Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to KJ Properties, LLC, a Tennessee limited liability company by deed from Regent Homes, LLC, a Tennessee limited liability company, dated May 20, 2022, of record in Instrument No. 20220520-0059193, Register's Office for Davidson County, Tennessee.**

**Being also known as 3107 Patcham Drive, #101, Nolensville, TN 37135.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**KJ Properties LLC, a Tennessee limited liability company**

**Keith Patrick Moreland**

**Jennifer Marie Lambert Moreland**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Keith Patrick Moreland and Jennifer Marie Lambert Moreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of KJ Properties LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal this 10 day of August 2026.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

**Owner Name & Property Address:**

Name: Peggy Lynn Moreland and Michael Wayne Moreland
Address: 3107 Patcham Drive, #101
City, State, Zip: Nolensville, TN 37135

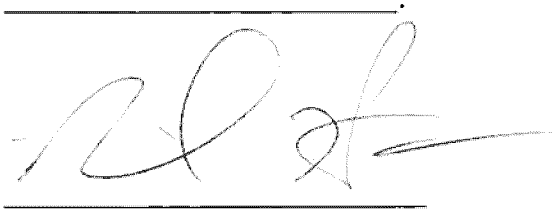
**Responsible Party For Taxes:**

Name: Southern Bancorp Bank
Address: 601 Main Street
City, State, Zip: Arkadelphia, AR 71923

**Tax ID: 188-10-0I-101.00**

**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 8/10/26.



Affiant Signature

8/10/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of August, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

