RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 16-A

WARRANTY DEED

Karen Johnson
Batch # 1464386
08/26/2026 10:52:11 AM
Fees: $18.00 Taxes: $477.30

Davidson County
DEEDWARR
3 pgs

20260826-0078947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF August, 20 26

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHELLE OSBORNE
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Payge Whipple and John E Fatka	Same as New Owner	
(NAME)	(NAME)	
420 Walton Lane #I-41		051 15 0A 041.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KANOA T. MATTON AND HAILEY M. HERRERA, HUSBAND AND WIFE** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAYGE WHIPPLE, UNMARRIED AND JOHN E FATKA, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, 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 Unit Number I-41, on the Plan of QUAIL CREEK CONDOMINIUMS, according to the Master Deed and By-Laws of record in Book 6328, Page 44, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed and more particularly described in Plat Book 6328, Pages 89-93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kanoa T. Matton, an unmarried man and Hailey M. Herrera, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Casey Lynn Moynihan, a married woman, of record in Instrument No. 20241120-0090062, in the Register's Office of Davidson County, Tennessee, dated November 15, 2024, and recorded on November 20, 2024.

Being the same property conveyed to Casey Lynn Moynihan, a married woman, by Warranty Deed from Les Lazarus, a married man and Dan Heichelbech, a married man, of record in Instrument No. 20170703-0066995, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017, and recorded on July 03, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 420 Walton Lane #141, Madison, TN 37115
(House Number) (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.

Witness my hand this 19th day of August, 2026

KANOA T. MATTON

HAILEY M. HERRERA

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kanoa T. Matton and Hailey M. Herrera, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 20____.

Commission expires:

SEE ATTACHED ACKNOWLEDGMENT

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On AUGUST 19, 2026 before me, CATHLEEN CLARK, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared KANOA T. MATTON AND HAILEY M. HERRARA,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CATHLEEN CLARK
Notary Public - California
San Bernardino County
Commission # 2437697
My Comm. Expires Mar 9, 2027

Signature Cathleen Clark (Seal)