This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $805,000 00

Affiant

Subscribed and sworn before me this the 1st day of May, 2025

Notary Public
My commission expires 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1268567
05/05/2025 10 44 18 AM
Fees $13 00 Taxes $2,978 50

Davidson County
DEEDWARR
2 pgs

20250505-0034641

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Justin Allen Maurer 542 A Starliner Dr Nashville, TN 37209	NEW OWNER	090-15-0F 001 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CALYX HOMES, LLC F K A WLC CONSTRUCTION, LLC , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUSTIN ALLEN MAURER AND WIFE, HAYLEY ROSE MAURER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 542A of Homes at 542 Starliner Drive, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No 20220512-0054468, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description

Being a portion of the same property conveyed to WLC Construction, LLC (now known as Calyx Homes, LLC) by deed dated 12/09/2022, from Elliott Development, LLC, of record in Instrument No 20221212-0128967, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 542 A Starliner Dr , Nashville, TN 37209

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of May, 2025

Calyx Homes, LLC

David West, Manager

David West, Manager

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David West, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the manager of the within named bargainor, Calyx Homes, LLC and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said David West as such manager

Witness my hand and official seal this 1 day of May, 2025

My Commission Expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY