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This Instrument Prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 193191 DEEDMAST
02/08/2019 08:19:20 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190208-0011993

**Supplement and Amendment No. 3**
**DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES ON THE HILL PHASE IV, A HORIZONTAL PROPERTY REGRIME WITH PRIVATE ELEMENTS**

**THIS SUPPLEMENT AND AMENDMENT FOR HOMES ON THE HILL PHASE IV, is made and entered into by Toni J. Rothfuss,** hereinafter referred to as the **"Developer".**

**THAT WHEREAS,** the Developer, as sole owner in and to certain property situated in Nashville, Davidson County, Tennessee; and which is more particularly described on Exhibit "A" attached hereto; and

**WHEREAS,** the Developer has caused to be recorded the Declarations of Covenants, Conditions and Restrictions for Homes on the Hill Phase I of record in Instrument No. 20150420-0035069, Register's Office for Davidson County, Tennessee; and,

**WHEREAS,** The Developer desires to submit the tract or parcel of land described on Exhibit "A" attached hereto to the provisions of the Declarations of Covenants, Conditions and Restrictions for Homes on the Hill Phase I of record in Instrument No. 20150420-0035069, Register's Office for Davidson County, Tennessee; and,

**WHEREAS,** the Declarations of Covenants, Conditions and Restrictions for Homes on the Hill Phase I, a Horizontal Property Regime with Private Elements provides in Article 30 for additional phases to be included under the provisions of the Declarations of Covenants, Conditions and Restrictions for Homes on the Hill Phase I, a Horizontal Property Regime with Private Elements,

**NOW THEREFORE,** the Developer hereby submits the phase (section) of Homes on the Hill Phase IV, as more fully described in Instrument No. 20150420-0035069, Register's Office for Davidson County, Tennessee,

The Developer hereby declares that Phase IV, more fully described on Exhibit "B" shall from the date of this supplement and amendment forward to be controlled and regulated according to the terms of the Declarations of Covenants, Conditions and Restrictions and By-Laws of the Homes on the Hill Phase I Homeowners Association attached hereto and Incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Developer has executed this instrument this the 25th day of **January, 2019.**

**"DEVELOPER"**

Toni J. Rothfuss

**Toni J. Rothfuss**

**STATE OF TENNESSEE**

**COUNTY OF ~~DAVIDSON~~** Cheatham

Personally, appeared before me, the undersigned, a Notary Public, in and for said County, and State aforesaid, personally appeared **Toni J. Rothfuss** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand this 25 **day of January, 2019.**

Stephanie Walker

**Notary Public**

**My Commission Expires:** July 26, 2020

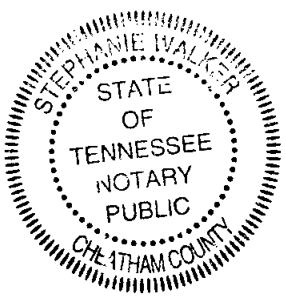


Exhibit "A"

Being Lot No. 7, Section V on the unrecorded Plat of Cowden Subdivision described as follows:

Beginning at a stone in the south boundary line of the North Section of Hill Circle 175 feet from its East end and running North 64 degrees 30 minutes East 175 feet; thence around the curve and of this street boundary line to a stone at the end of the North Boundary line of the South Section of Hill Circle; thence South 41 degrees West 175 feet to a pile of stones on a buried surface stone; thence North 36 degrees 30 minutes West 110 feet to the beginning.

Being the same property conveyed to Toni J. Rothfuss by deed from Timothy B. Harrington of record in Instrument No. 20151026-0108358, Register's Office for Davidson County, Tennessee.

**Unit A - 6011 Hill Circle, Nashville, TN 37209**
**Unit B - 6106 Hill Circle, Nashville, TN 37209**

# EXHIBIT "B"

## PLAT REFERENCE

(107.00) - UN-RECORDED S/D PLAT - LOT 7, SECTION V, JOHN B. COWDEN SUBDIVISION

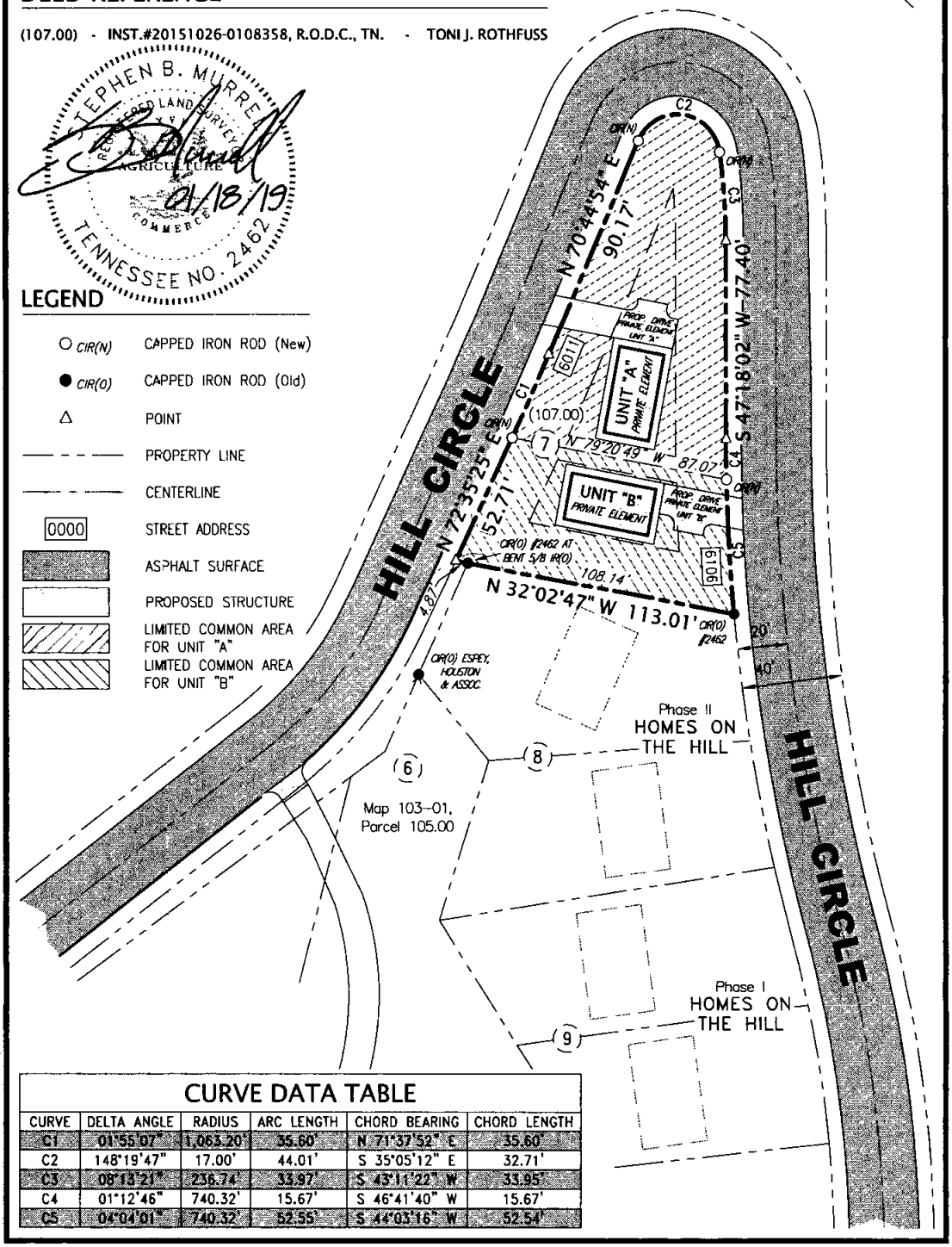
## DEED REFERENCE

(107.00) - INST.#20151026-0108358, R.O.D.C., TN. - TONI J. ROTHFUSS

STEPHEN B. MURREL — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 2462 — 01/18/19

## LEGEND

- CIR(N) — CAPPED IRON ROD (New)
- CIR(O) — CAPPED IRON ROD (Old)
- POINT
- PROPERTY LINE
- CENTERLINE
- 0000 — STREET ADDRESS
- ASPHALT SURFACE
- PROPOSED STRUCTURE
- LIMITED COMMON AREA FOR UNIT "A"
- LIMITED COMMON AREA FOR UNIT "B"




## CURVE DATA TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 01°55'07" | 1,063.20' | 35.60' | N 71°37'52" E | 35.60' |
| C2 | 148°19'47" | 17.00' | 44.01' | S 35°05'12" E | 32.71' |
| C3 | 08°13'21" | 236.74' | 33.97' | S 43°11'22" W | 33.95' |
| C4 | 01°12'46" | 740.32' | 15.67' | S 46°41'40" W | 15.67' |
| C5 | 04°04'01" | 740.32' | 52.55' | S 44°03'16" W | 52.54' |

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Xcel land company inc.

# HORIZONTAL PROPERTY REGIME
# HOMES ON THE HILL - PHASE IV

20th. Councilmanic District of Davidson County, Tennessee

XLCi Land Surveying DIVISION
3024 Highway 46-S • (615) 412-9235 (p)
Dickson, Tenn. 37055 • (615) 323-2864 (f)
www.xcelsurvey.com

0' 25' 50' 75' 100'
GRAPHIC SCALE
1 INCH = 50 FEET

| CHK'D BY: | RTR | DRAWN BY: | SBM | DATE: | 01-18-2019 | JOB NO.: | 17-024 |
|---|---|---|---|---|---|---|---|

1 OF 1

C:\17-024 - Toni Rothfuss - HPR\SITE\LOT7_M103CO_PHASE-1&2&3&4_HHR.dwg