This instrument Was Prepared by:
J. Bryan Echols
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 297314 DEEDMAST
10/07/2019 01:32:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20191007-0102592

SUPPLEMENTAL DECLARATION TO DECLARATION FOR PARKVUE CONDOMINIUMS, A CONDOMINIUM

THIS SUPPLEMENTAL DECLARATION TO DECLARATION FOR PARKVUE CONDOMINIUMS, A CONDOMINIUM (this "Supplemental Declaration") is made to be effective as of the date of recording in the Register's Office for Davidson County, Tennessee.

RECITALS:

WHEREAS, Parkvue Development, LLC, as Declarant, executed that certain Declaration for Parkvue Condominium, A Condominium dated as of February 1, 2019, and recorded as Instrument Number 20190206-0011432, Register's Office for Davidson County, Tennessee (as amended or supplemented from time to time, the "Declaration"); and

WHEREAS, the Declaration provides that the Declaration may be amended by the Declarant during the Declarant Control Period to, among things, add Units or Common Elements, and such period is in effect as of the date hereof.

NOW, THEREFORE, notice is hereby provided as follows:

1. The recitals set forth above are hereby incorporated in their entirety. Capitalized terms used herein and not otherwise defined shall have the meaning given in the Declaration.

2. The Master Declaration was recorded February 6, 2019, as Instrument Number 20190206-0011430, said Register's Office.

3. The Declaration is hereby amended by the inclusion of additional real property (the "Additional Property") set forth on Exhibit A attached hereto.

4. The Plat of Condominium Units set forth in Exhibit D attached to the Declaration is hereby amended to include the additional Units set forth on Exhibit D to this Supplemental Declaration.

5. Section 1.30 of the Declaration is hereby amended to read as follows: "Special Declarant Rights Period" refers to the period of Declarant control of the Association. Unless earlier terminated by Declarant, the Special Declarant Rights Period terminates on the earlier of (a) one hundred twenty (120) days after the date by which seventy-five percent (75%) of the units have been conveyed to Owners, or the date that is four (4) years following the conveyance of a Unit to a party other than Declarant. The number of Units that may be developed in the Project is currently forty-eight (48).

6. The first sentence of Section 8.1 of the Declaration is hereby replaced with the following: "As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege, and option, to annex additional property from time to time at any time until the earlier of (a) the date by which all of the Condominium Parcels now or hereafter established by the Master Declaration are annexed and made a part hereof, or (b) February 6, 2025.

7. Except as expressly amended herein, the terms and provisions of the Declaration remain unchanged and in full force and effect.

DECLARANT:

PARKVUE DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
BRIAN L. CHASTAIN
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Patrice Arderson, a Notary Public of said County and State, personally appeared BRIAN L. CHASTAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of PARKVUE DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 2nd day of October, 2019.

_____
Notary Public
My Commission Expires: 7.21.20

PATRICE ARDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-21-2020

EXHIBIT A

ADDITIONAL PROPERTY

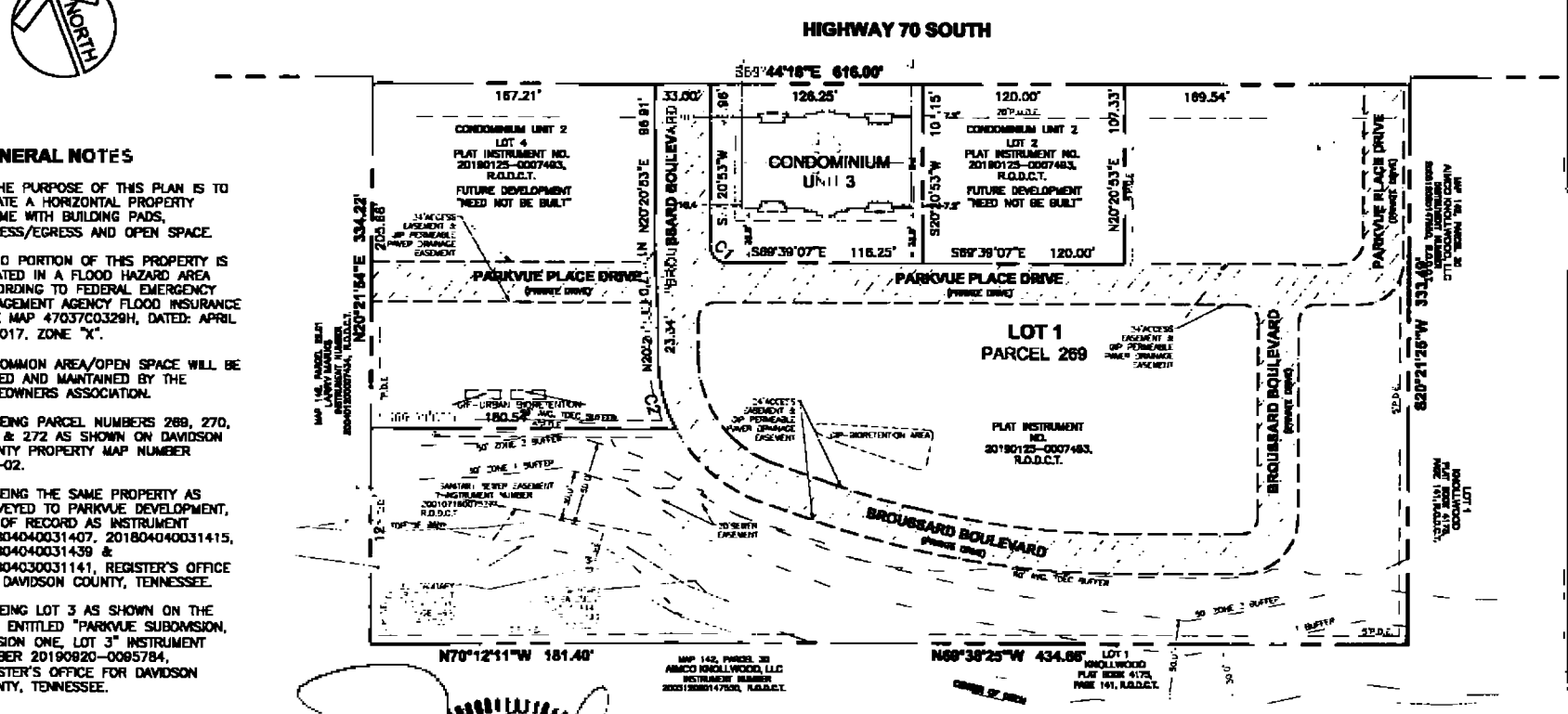
Lot 3 on that certain Final Plat, Parkvue Subdivision, Revision One, Lot 3, of record as Instrument Number 20190920-0095784, Register's Office for Davidson County, Tennessee, reference to which plat is made for a more complete description.

Being a portion of the property conveyed to PARKVUE DEVELOPMENT, LLC, a Tennessee limited liability company, by Special Warranty Deed from EVELYN WRIGHT FERRELL, dated March 30, 2018, of record as Instrument Number 20180403-0031141, said Register's Office; by Special Warranty Deed from ALLEN TENNESSEE PROPERTIES, LLC, an Arkansas limited liability company, dated March 30, 2018, of record as Instrument Number 20180404-0031407, said Registers Office; by Special Warranty Deed from VICTOR HAZELWOOD, dated March 30, 2018, of record as Instrument Number 20180404-0031415, said Register's Office; and by Special Warranty Deed from CLAUDIA CHRISTINE PATTERSON, formerly known as CLAUDIA CHRISTINE HATCHER, married, and ALISA STEVERSON, married, dated March 30, 2018, of record as Instrument Number 20180404-0031439, said Register's Office.

EXHIBIT A-1

(TO BE MADE A PART OF EXHIBIT A-1 OF THE DECLARATION)
PLAT OF UNITS

(SEE ATTACHED)



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE A HORIZONTAL PROPERTY REGIME WITH BUILDING PADS, INGRESS/EGRESS AND OPEN SPACE.

2. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47037C0329H, DATED: APRIL 5, 2017, ZONE "X".

3. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

4. BEING PARCEL NUMBERS 269, 270, 271 & 272 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 142-02.

5. BEING THE SAME PROPERTY AS CONVEYED TO PARKVUE DEVELOPMENT, LLC OF RECORD AS INSTRUMENT 20180404003140?, 20180404003141?, 20180404003143? & 20180403003114?, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6. BEING LOT 3 AS SHOWN ON THE PLAT ENTITLED "PARKVUE SUBDIVISION, REVISION ONE, LOT 3" INSTRUMENT NUMBER 20190920-0095784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN CONTAINS THE INFORMATION REQUIRED BY T.C.A. 66-27309 PLATS AND PLANS.

DATE OF PLAT OR PLAN: [illegible] 1, 2019

TN LICENSE NO.: [illegible]

SIGNATURE: [signature]

PRINTED NAME: TED J. STEVENSON II

THEODORE JOSEPH STEVENSON II
AGRICULTURE
TENNESSEE NO. 2136
REGISTERED
10/01/19

OWNER / DEVELOPER
PARKVUE DEVELOPMENT, LLC
400 OVERBECK LANE
SUITE 101
NASHVILLE, TN 37204
RANDY CHASTAIN
randy@goparkside.net
615.394.4838

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHORD
C1	90°00'00"	10.00'	15.71'	S24°39'07"E	14.14'
C2	26°19'51"	92.00'	45.49'	N06°10'57"E	45.03'

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
CENTURY COURT
SUITE 100

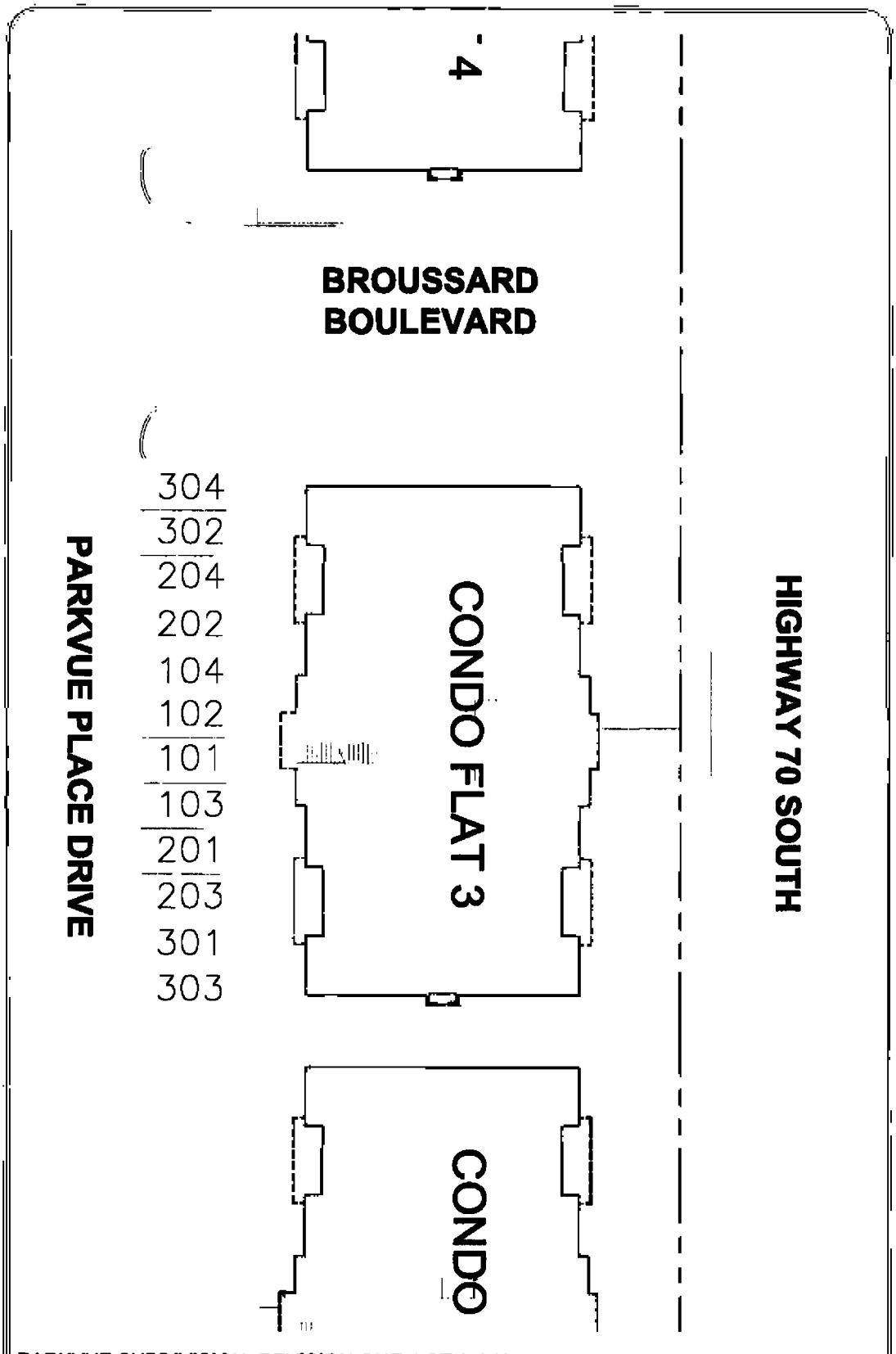
HORIZONTAL PROPERTY REGIME
PARKVUE SUBDIVISION
7487 HIGHWAY 70 S
22ND COUNCIL DISTRICT, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

EXHIBIT

DATE:	OCTOBER 1, 2019
APPROVED:	TJS
DRAWN:	TJS
SCALE:	1" = 50'
JOB NO.	17104
WK. ORDER	0926

20191007010259?

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PARKVUE SUBDIVISION, REVISION ONE, LOT 3, INSTRUMENT NUMBER 20190920-0095784

DATE	OCTOBER 1, 2019
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
17104	0926

PARKVUE CONDOMINIUM

BUILDING THREE

7487 HIGHWAY 70 S.,
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PARKING EXHIBIT

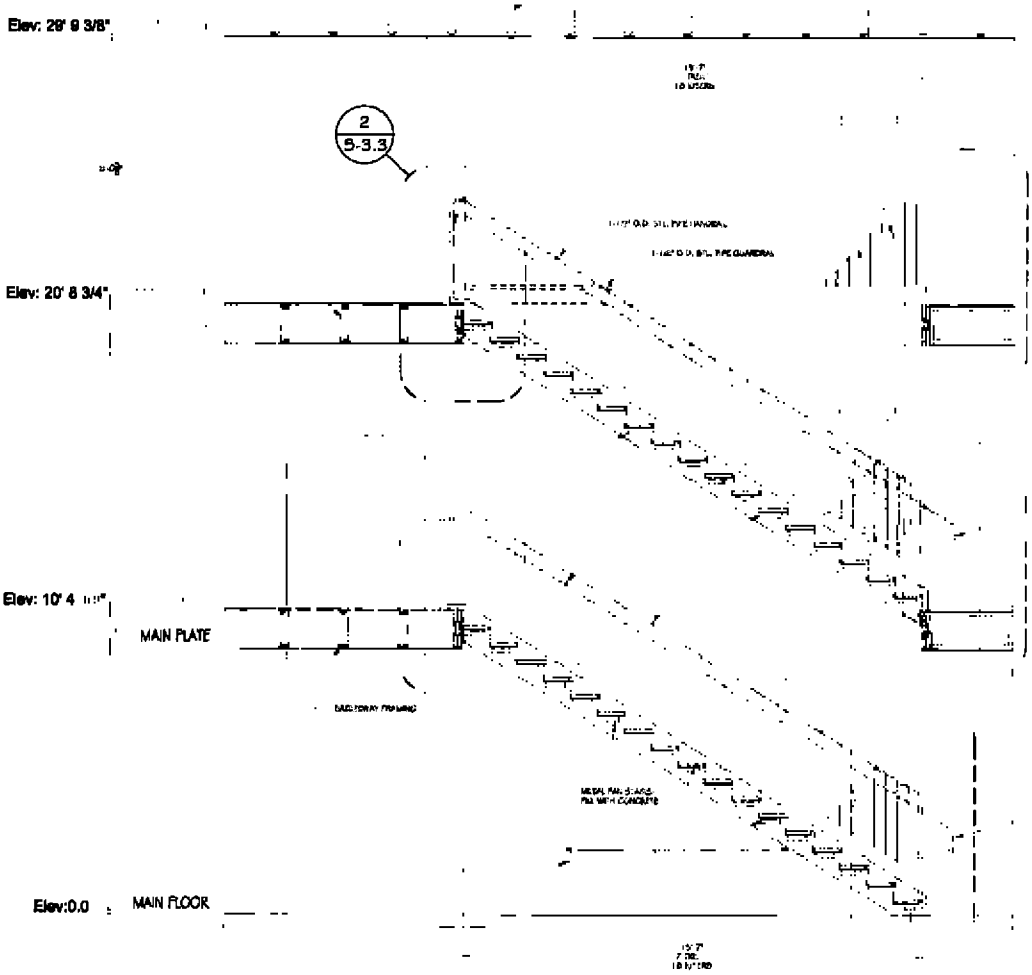
RAGAN·SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga 423-490-8400 | Nashville 615-844-8881 | Murfreesboro 615-848-8080

ragansmith.com

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PARKVUE SUBDIVISION, REVISION ONE, LOT 3, INSTRUMENT NUMBER 20190920-0095784

DATE	OCTOBER 1, 2019
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
17104	0926

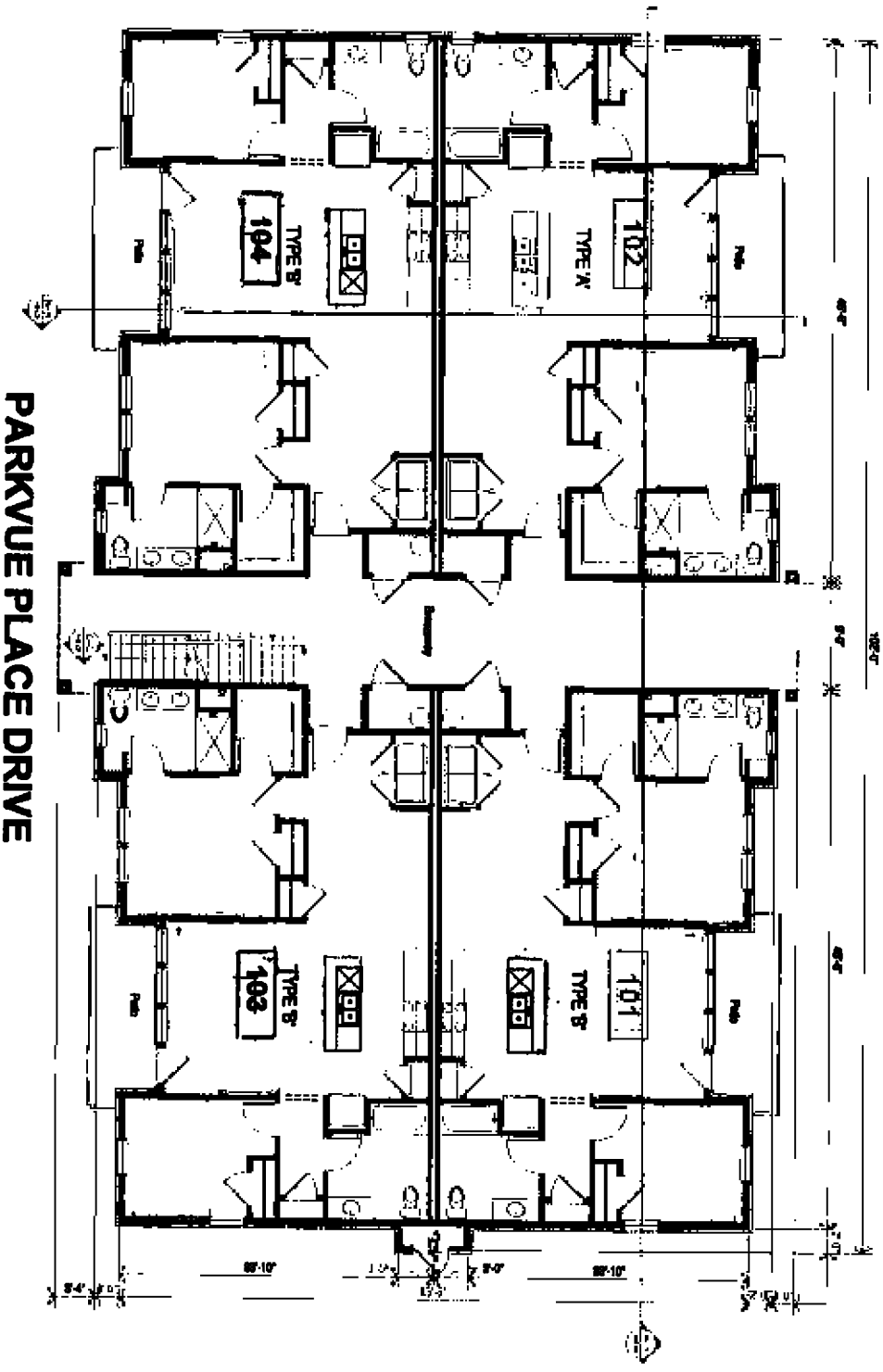
PARKVUE CONDOMINIUM
BUILDING THREE
FLOOR ELEVATION

HIGHWAY 70 S., NASHVILLE, DAVIDSON COUNTY, TENNESSEE

EXHIBIT

RAGAN·SMITH

G:\17104-092601-Survey\Exhibits\HPR Addresses\Unit 3\Unit 3 Side View Dimensions.dwg



PARKVUE SUBDIVISION, REVISION ONE, LOT 3, INSTRUMENT NUMBER 20190920-0095784

DATE	OCTOBER 1, 2019
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
17104	0926

PARKVUE CONDOMINIUM

BUILDING THREE, FIRST STORY

7487 HIGHWAY 70 S.,

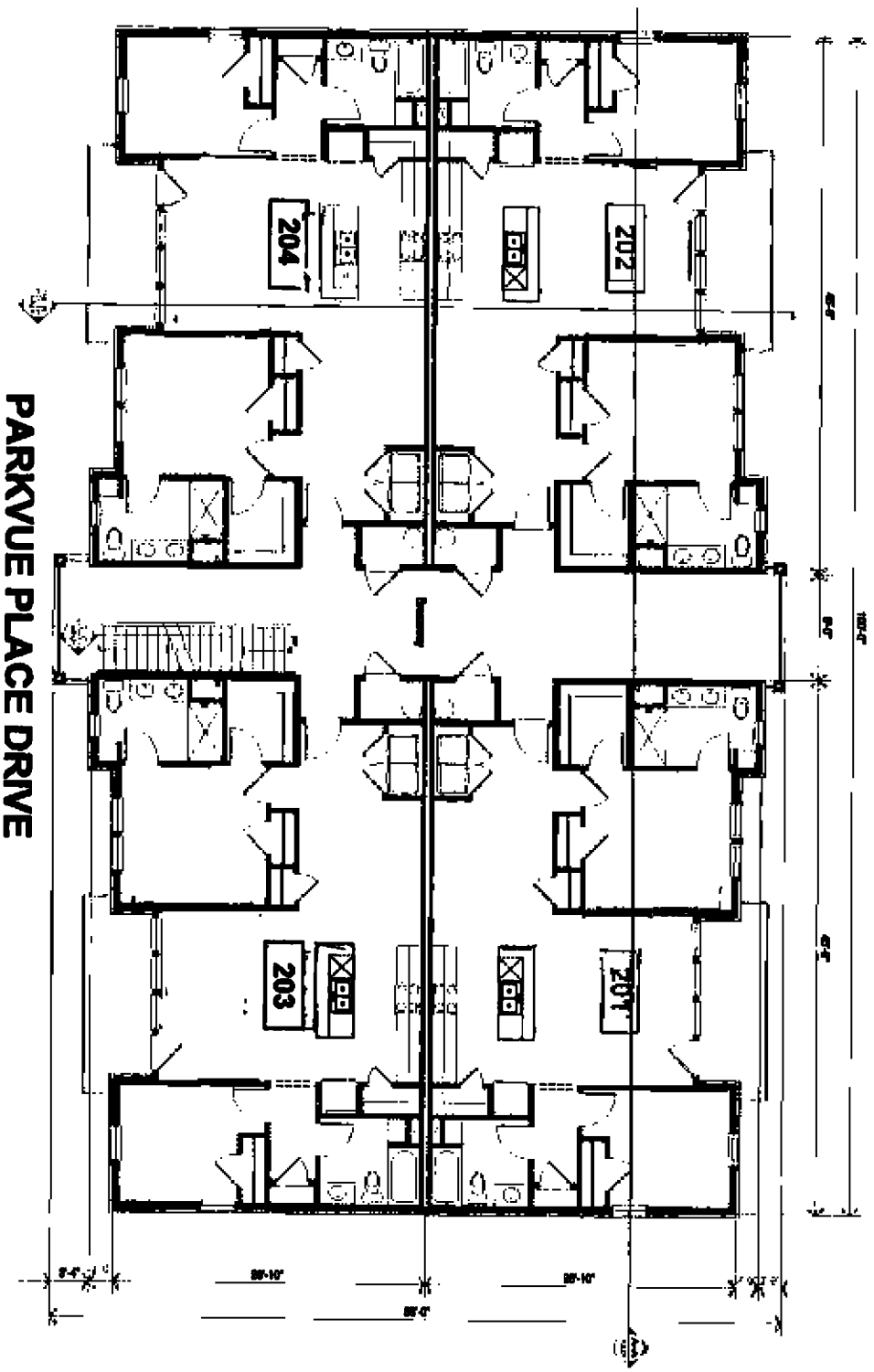
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

EXHIBIT

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
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Chattanooga | Nashville | Murfreesboro



PARKVUE SUBDIVISION, REVISION ONE, LOT 3, INSTRUMENT NUMBER 20190920-0095784

DATE	OCTOBER 1, 2019
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
17104	0926

PARKVUE CONDOMINIUM

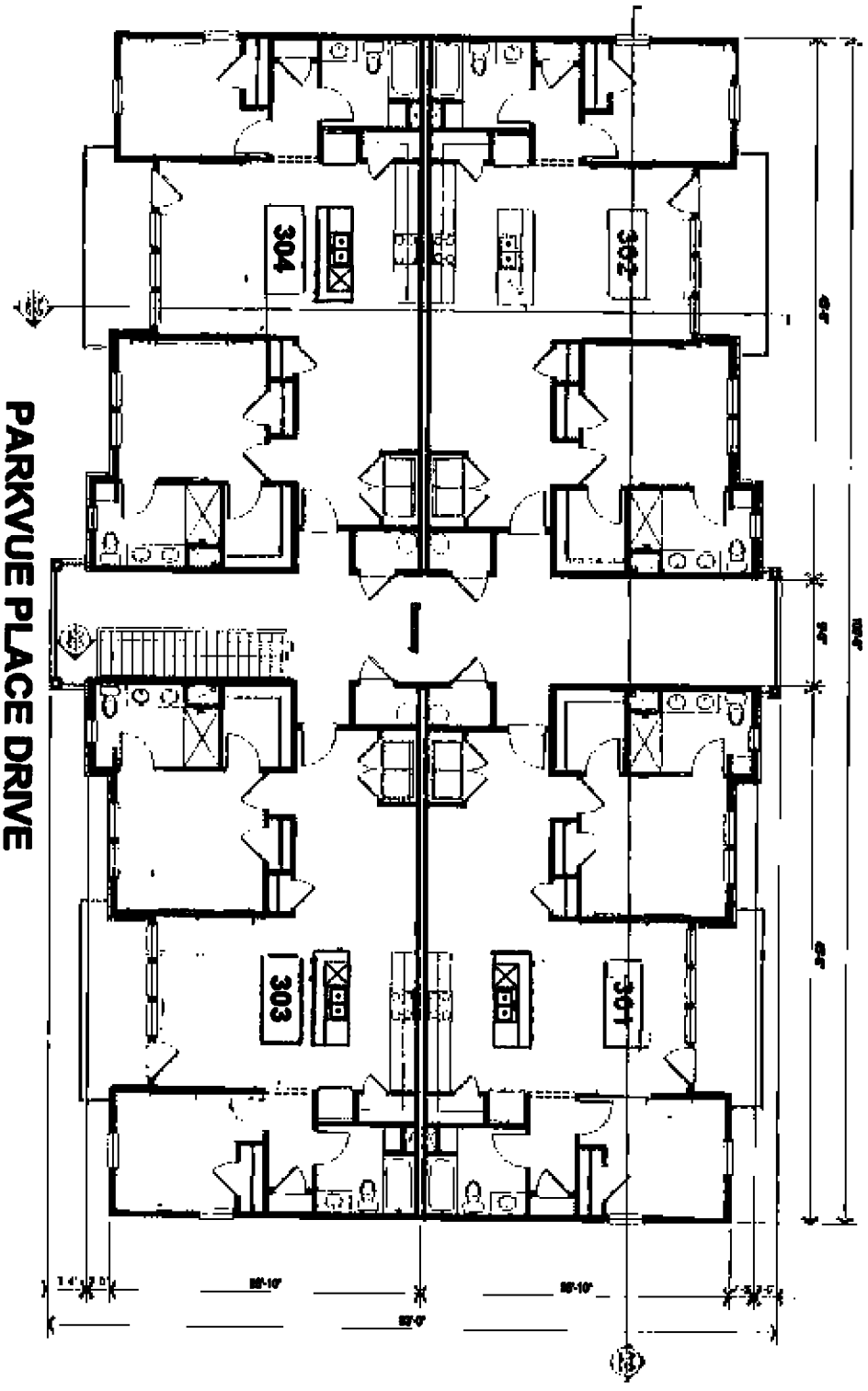
BUILDING THREE, SECOND STORY

7487 HIGHWAY 70 S.,

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

EXHIBIT

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS



PARKVUE SUBDIVISION, REVISION ONE, LOT 3, INSTRUMENT NUMBER 20190920-0095784

DATE	OCTOBER 1, 2019
DESIGNED:	TJB
DRAWN:	TJB
SCALE:	N.T.S.
JOB NO.	WK. ORDER
17104	0926

PARKVUE CONDOMINIUM

BUILDING THREE, THIRD STORY

7487 HIGHWAY 70 S.,
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

EXHIBIT

BAGANSMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, J. BRYAN ECHOLS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. BRYAN ECHOLS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, J. BRYAN ECHOLS, the within named 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 seal, at Office in Franklin, Tennessee, this 7th day of October, 2019.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-20