Karen Johnson Davidson County
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03/27/2020 03:06:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20200327-0033524

THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm (PHP)
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

SECOND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS (ANNEXING BUILDING 162)

THIS SECOND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS ("Second Supplement") is made this the 27th day of March, 2020, by **Regent Homes, LLC,** a Tennessee limited liability company ("Declarant') itself and its successors, grantees, and assigns.

WITNESSETH:

WHEREAS, Declarant has established a certain Declaration Of Covenants, Conditions And Restrictions Of Carothers Farms Stacked Flats (the "Condominium Declaration") located in Nashville, Davidson County, Tennessee, of record as Instrument Number 20180917-0092013 in the Register's Office for Davidson County, Tennessee (the "Register's Office"); and

WHEREAS, pursuant to Section 11.01 and Section 12.05 of the Condominium Declaration, Declarant desires to annex additional real property to the Condominium Declaration which consists of one (1) building containing five (5) residential Condominium Units, to be identified as Unit 101, 102, 103, 201, & 202, as well as any Common Elements and Limited Commons Elements related thereto, to the Condominium Property established pursuant to Article II of the Condominium Declaration (the "Building 162 Property") and further desires to subject said Building 162 Property to the covenants, conditions, and restrictions of the Condominium Declaration;

WHEREAS, said Building 162 Property shall be located upon the real property described on Exhibit A attached hereto and shall be more particularly shown and depicted on Exhibit B attached hereto.

NOW THEREFORE, for and in consideration of these premises and other and valuable consideration, the Declarant hereby supplements and amends the Condominium Declaration as follows:

1. The Declaration shall be supplemented for purposes of annexing Building 162 Property, located upon the real property described on Exhibit "1" attached hereto, which includes Unit 101, 102, 103, 201, & 202 as well as any Common Elements and Limited Commons Elements related thereto, shall become subject to the covenants, conditions, and restrictions of the Condominium Declaration.

2. The identification and description of the Building 162 Property on Exhibit "2" attached hereto shall serve as a general description and number for each additional Condominium Unit, expressing its area, location, and other data necessary for identification, and shall also serve as a general description of any Commons with respect to said additional Condominium Units.

3. The Allocation of Interests and Votes attached as Exhibit "E" to said Condominium Declaration shall be amended and supplemented by Exhibit "3" attached hereto for purposes reallocating the percentage ownership of the Common Elements with respect to the Units within the Condominium upon annexation of the Building 162 Property.

3. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Condominium Declaration.

4. All other items not heretofore amended or supplemented shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Second Supplement to the Condominium Declaration has been executed by Declarant as of the day and year first above written.

DECLARANT:

REGENT HOMES, LLC, a
Tennessee limited liability company

By:_____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David C. McGowan, Jr., 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 Chief Manager of REGENT HOMES, LLC, a Tennessee limited liability company, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company as Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of March, 2020.

_____
Notary Public

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2020

My Commission Expires: 9-7-2020

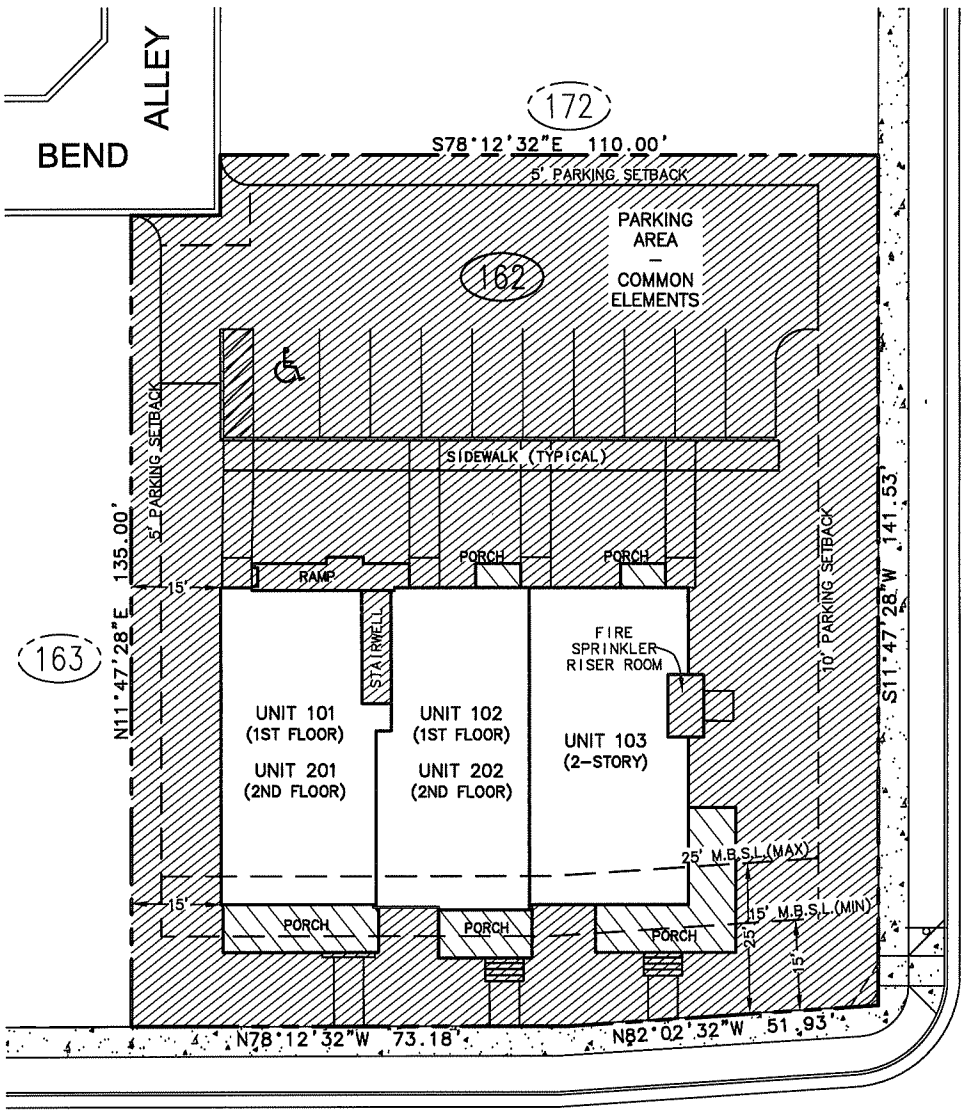
EXHIBIT "1"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 162 as shown on the Final Plat of Carothers Farms, Phase 3, Section 2, of record in Instrument No. 20181217-0122265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Deed from McGowan Family Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20171002-0100694, Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 2, 2017.

EXHIBIT "2"
Site Plans

[TO BE ATTACHED]



GRACE POINT LANE
(A.K.A. CAROTHERS ROAD)

LEGEND

= LIMITED COMMON ELEMENTS

= COMMON ELEMENTS

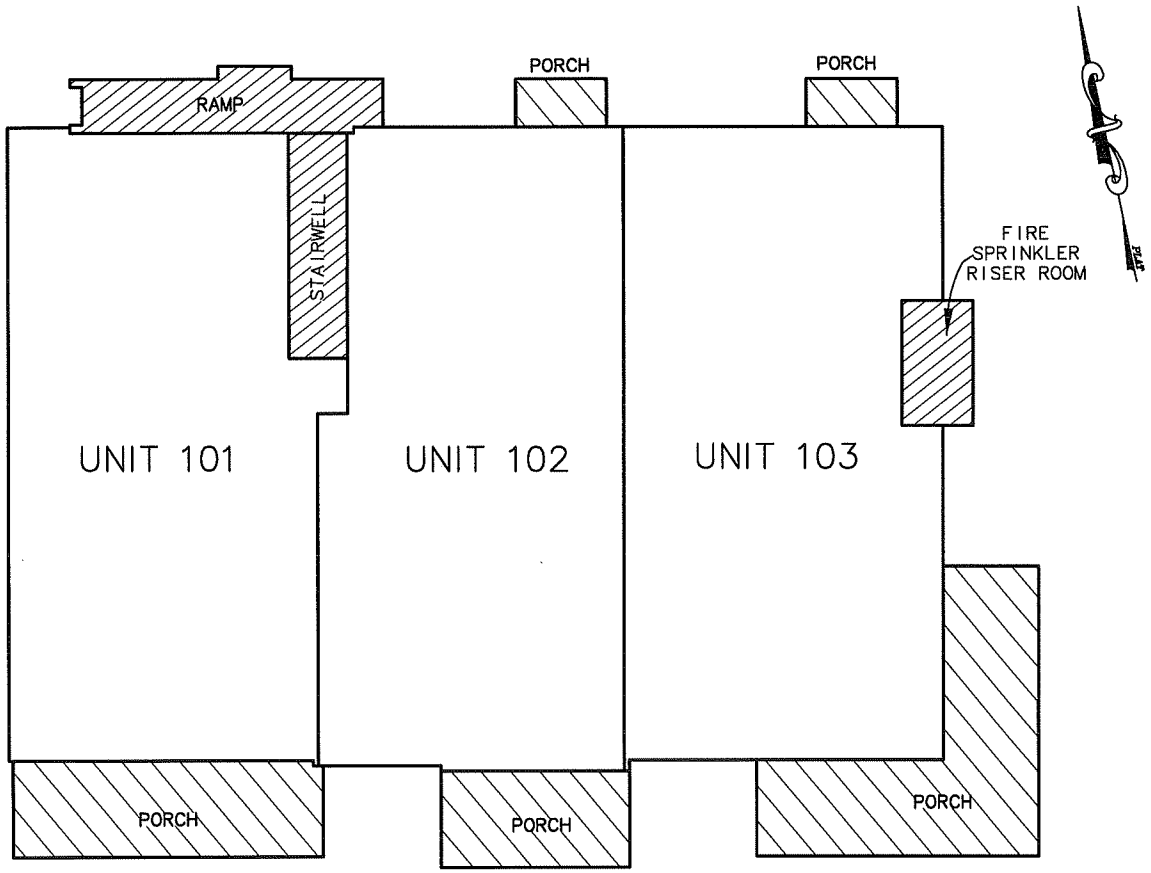
OWNER: REGENT HOMES
ADDRESS: 1980 CAROTHERS ROAD
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #162 SUBD. CAROTHERS FARMS, PH: 3, SECTION 2
RECORD: PL.20181217-0122265, R.O.D.C., TN.
PARCEL ID: 188100C16200CO
AREA: 17,885 SQ.FT.± OR 0.410 AC.±
PLAN: # 78.23'X52.69'
SCALE: 1"=20' DATE: NOVEMBER 7, 2019

SETBACKS
FRONT: 15' MIN/25' MAX
SIDE: 0' OR 5'
REAR: 5'

DWN. BY: MAF	
CKD. BY: MVH	
DATE: 11/8/2019	
SCALE 1"=20'	
JOB NO. 2018-0754	
SHEET 1 OF 3	

CAROTHERS FARMS STACKED FLATS
A CONDOMINIUM DEVELOPMENT
SITE PLAN EXHIBIT
LOT 162 - CAROTHERS FARMS, PHASE 3, SECTION 2
1980 CAROTHERS ROAD
NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE

H & H LAND SURVEYING, INC.
612 A FITZHUGH BLVD.
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756



FIRST FLOOR

LEGEND

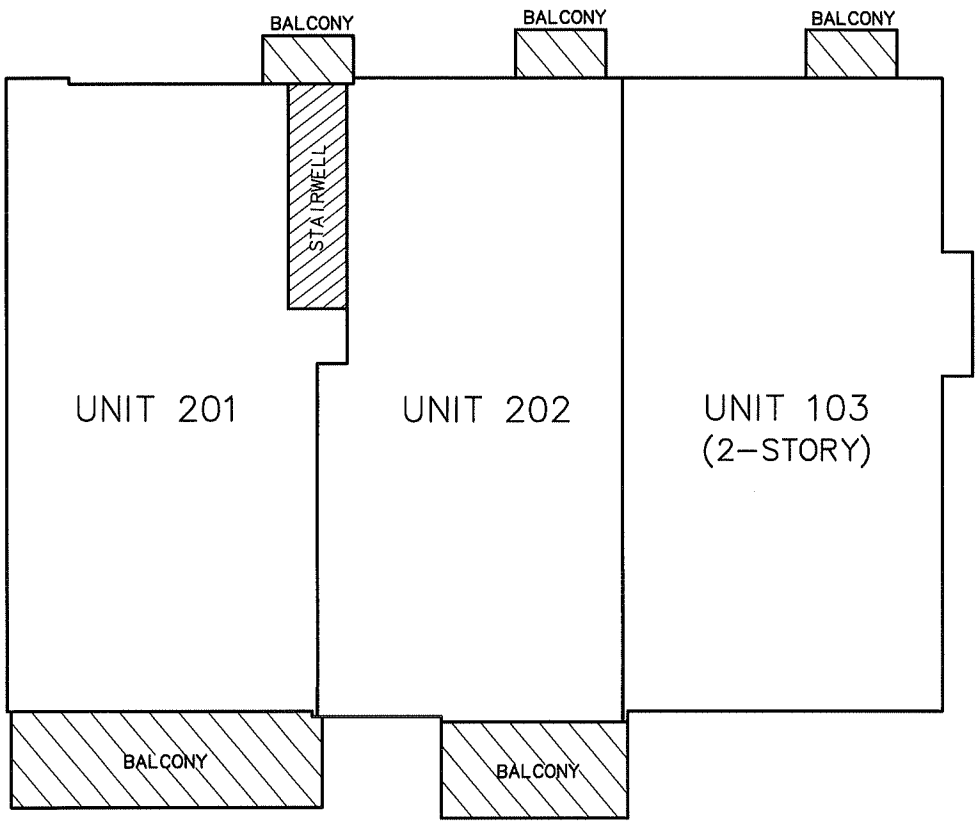
= LIMITED COMMON ELEMENTS

= COMMON ELEMENTS

OWNER: REGENT HOMES
ADDRESS: 1980 CAROTHERS ROAD
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #162 SUBD. CAROTHERS FARMS, PH: 3, SECTION 2
RECORD: PL.20181217-0122265, R.O.D.C., TN.
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SETBACKS
FRONT: 15' MIN/25' MAX
SIDE: 0' OR 5'
REAR: 5'

DWN. BY: MAF CKD. BY: MVH DATE: 11/8/2019 SCALE 1"=10' JOB NO. 2018-0754 SHEET 2 OF 3	CAROTHERS FARMS STACKED FLATS A CONDOMINIUM DEVELOPMENT SITE PLAN EXHIBIT LOT 162 - CAROTHERS FARMS, PHASE 3, SECTION 2 1980 CAROTHERS ROAD NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE	H & H LAND SURVEYING, INC. 612 A FITZHUGH BLVD. SMYRNA, TENNESSEE 37167 PHONE: (615) 831-0756



SECOND FLOOR

LEGEND

= LIMITED COMMON ELEMENTS

= COMMON ELEMENTS

OWNER: REGENT HOMES
ADDRESS: 1980 CAROTHERS ROAD
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT # 162 SUBD. CAROTHERS FARMS, PH: 3, SECTION 2
RECORD: PL.20181217-0122265, R.O.D.C., TN.
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EXHIBIT "3"

"EXHIBIT E"

ALLOCATION OF INTERESTS AND VOTES

Unit Number		Unit % of Common Elements		Number of Votes
		Building (lot) 137		
1		6.67%		1
2		6.67%		1
3		6.67%		1
4		6.67%		1
		Building I		
101		6.67%		1
102		6.67%		1
103		6.67%		1
201		6.67%		1
202		6.67%		1
203		6.67%		1
		Building (lot) 162		
101		6.67%		1
102		6.67%		1
103		6.67%		1
201		6.67%		1
202		6.67%		1
TOTAL		100.00%		15

NOTE: AS SET FORTH IN SECTION 2.06 OF THE DECLARATION, THE PERCENTAGES LISTED HEREON WITH RESPECT TO THE UNITS ARE SUBJECT TO CHANGE UPON THE ANNEXATION OF ADDITIONAL PROPERTY TO THE CONDOMINIUM.

I, the undersigned, 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.

PATRICK H. POOLE

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, PATRICK H. POOLE, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission expires: 11/8/2022

Notary Public

