Karen Johnson Davidson County
Batch# 466427 DEEDMAST
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Fees: $22.00 Taxes: $0.00
20200828-0098062

This Instrument Was Prepared By:
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Phone (615) 928-5422

SEVENTH AMENDMENT TO MASTER DEED
FOR
MATLOCK TOWNHOMES,
A HORIZONTAL PROPERTY REGIME

THIS SEVENTH AMENDMEMT TO MASTER DEED is hereby made and entered into by J Core Properties, LLC, a Tennessee limited liability company (the "Developer"), being successor in interest to J2K Builders, LLC, a Tennessee limited liability company.

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property located in Davidson County, Tennessee, and being a part of Matlock Townhomes, being Lot 3-B thereof, as depicted in the Final Plat, First Revision of Matlock, of record in Instrument No. 20180328-0028761, in the Register's Office for Davidson County, Tennessee (the "Property"), having been conveyed the Property by J2K Builders, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20181210-0120137 in said Register's Office, and whereas the Property is subject to the Master Deed for Matlock Townhomes declaring it to be a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act (the "Development") of record in Instrument No. 20070502-0052533 in said Register's Office, and further subject to the amendments to said Master Deed of record in Instruments No. 20070509-0055599 (First Amendment), 20070705-0080103 (Second Amendment), 20100122-0005543 (Third Amendment), 20100503-0033517 (Fourth Amendment), 20101216-0099939 (Fifth Amendment), 20111228-0101458 (Amendment to Plat, Phase 2-A, and 20170612-0058618 (Sixth Amendment), in said Register's Office, and

WHEREAS, the Developer wishes to amend the Master Deed, as previously amended, to add a new phase 3-B to the Development, upon the Property described in Exhibit "A" hereto, and

WHEREAS, the Developer wishes to declare and file a new site plan for Phase 3-B as depicted in Exhibit "B" hereto ("Phase 3-B Site Plan") and subject the Property described in Exhibit A hereto to the Phase 3-B Site Plan,

NOW, THEREFORE, the Developer hereby amends the Master Deed for Matlock Townhomes by subjecting the Property described in Exhibit A hereto to the Phase 3-B Site Plan, all being subject to said Master Deed and all Amendments thereto as identified hereinabove, and including, without limitation, the bylaws and charter for Matlock Townhomes Owners Association being Exhibit C to said Master Deed, and any amendments thereto.

J Core Properties, LLC, a Tennessee limited liability company

By: _____
H. Jason Phillips, Member

Date: August 21, 2020

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named H. Jason Phillips, with whom I am personally acquainted, and who upon oath acknowledged that he is a Member of J Core Properties, LLC, a Tennessee limited liability company, the within named bargainor, and being authorized to execute this instrument on behalf of J Core Properties, LLC, that he executed the foregoing instrument for the purposes therein contained by signing his name as a Member of J Core Properties, LLC.

Witness my hand and official seal at office, on this the 21st day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 3/2/21

AMY HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A
DESCRIPTION OF PROPERTY SUBJECT TO PHASE 3-B SITE PLAN

Land in Davidson County, Tennessee, being Lot No. 3B on the Final Plat, First Revision of Matlock, of record in Instrument No. 20180328-0028761, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to J Core Properties, LLC by J2K Builders, LLC, by deed of record in Instrument No. 20181210-0120137, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020

EXHIBIT B
PHASE 3-B SITE PLAN

