Box 36

Karen Johnson Davidson County
Batch# 519632 REST
11/20/2020 03:24:53 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201120-0137028

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

# FIRST SUPPLEMENT TO THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR BURKITT RIDGE A TRADITIONAL NEIGHBORHOOD DEVELOPMENT (ANNEXING TRACT "A" OF PHASE 1A)

THIS FIRST SUPPLEMENT TO THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR BURKITT RIDGE A TRADITIONAL NEIGHBORHOOD DEVELOPMENT (ANNEXING TRACT "A" OF PHASE 1A) ("First Supplement") is made this the 20th day of November, 2020, by **REGENT HOMES, LLC**, a Tennessee limited liability company, itself and its successors, grantees, and assigns (the "Declarant").

## W I T N E S S E T H:

WHEREAS, Declarant has established a certain Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge, a Traditional Neighborhood Development (the "Neighborhood Declaration") located in Nashville, Davidson County, Tennessee, of record as Instrument Number 20200911-0103602 in the Register's Office for Davidson County, Tennessee (the "Register's Office"); and

WHEREAS, pursuant to Article VIII, Section 13.1(b) of the Neighborhood Declaration, Declarant desires to annex and subject three (3) Special Use Parcels, consisting of Buildings 4, 5, and 10, which will be used for multi-family residential purposes, and other Improvements, consisting of a clubhouse and swimming pool, located within Tract "A" of Phase 1A of the Neighborhood to the covenants, conditions, and restrictions of the Neighborhood Declaration (the "Tract "A" Property"); said Tract "A" Property being described and more particularly shown on Exhibit "A" and Exhibit "B" attached hereto.

NOW THEREFORE, Declarant hereby agrees as follows:

1. The Neighborhood Declaration shall be supplemented for purposes of annexing the Tract "A" Property described and shown on Exhibit "A" and Exhibit "B" attached hereto to the Neighborhood and subjecting the Tract "A" Property to the covenants, conditions, and restrictions of the Neighborhood Declaration.

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

**[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, this First Supplement to the Neighborhood 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, 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 20th day of November, 2020.

_____
Notary Public
My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

## EXHIBIT "A"

LEGAL DESCRIPTION OF TRACT "A" PROPERTY

BEING a 3.494 tract of land located in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Regent Homes, LLC as evidenced by deed of record in Instrument No. 20190322-0026352, Register's Office Davidson County, Tennessee, and being a portion of Lot 1 on the plan of Phase 1, District 1, Burkitt Ridge, of record in Instrument No. 20201006-0115867, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated August 27, 2020, as follows:

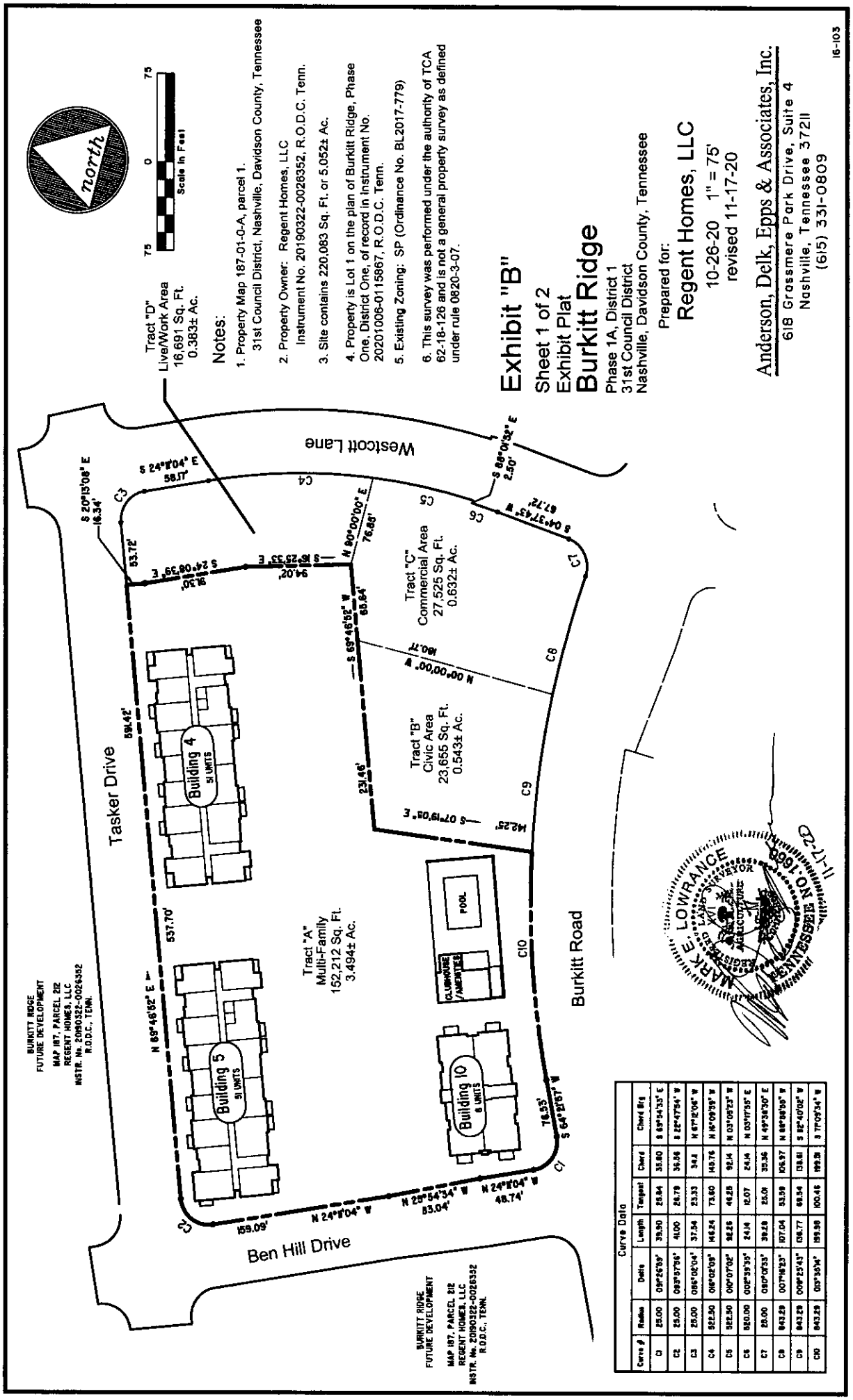
Beginning at a point on the northerly margin of Burkitt Road (Right-of-Way width varies), said point being at the easterly end of a return curve at the intersection of the northerly margin of Burkitt Road and the easterly margin of Ben Hill Drive, as depicted on the above-referenced plan of Burkitt Ridge, Phase One;
Thence leaving said margin Burkitt Road, and with a return curve to the right having a radius of 25.00 feet through a central angle of 91 Degrees 26 Minutes 59 Seconds, an arc length of 39.90 feet, a chord bearing and distance of North 69 Degrees 54 Minutes 33 Seconds West a distance of 35.80 feet to a point; Thence with the easterly margin of Ben Hill Drive, North 24 Degrees 11 Minutes 04 Seconds West a distance of 48.74 feet to a point;
Thence North 25 Degrees 54 Minutes 34 Seconds West a distance of 83.04 feet to a point;
Thence North 24 Degrees 11 Minutes 04 Seconds West a distance of 159.09 feet to a point;
Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 93 Degrees 57 Minutes 56 Seconds, an arc length of 41.00 feet, a chord bearing and distance of North 22 Degrees 47 Minutes 54 Seconds East, 36.56 feet to a point on the southerly margin of Tasker Drive;
Thence with said margin of Tasker Drive, North 69 Degrees 46 Minutes 52 Seconds East a distance of 537.70 feet to a point;
Thence with a new line, severing said Lot 1, the following five calls:
Thence South 20 Degrees 13 Minutes 08 Seconds East a distance of 16.34 feet to a point;
Thence South 24 Degrees 08 Minutes 39 Seconds East a distance of 91.30 feet to a point;
Thence South 16 Degrees 25 Minutes 33 Seconds East a distance of 94.02 feet to a point;
Thence South 69 Degrees 46 Minutes 52 Seconds West a distance of 231.46 feet to a point;
Thence South 07 Degrees 19 Minutes 05 Seconds East a distance of 142.25 feet to a point on the northerly margin of Burkitt Road;
Thence with said margin of Burkitt Road, and with a curve to the left having a radius of 843.29 feet through a central angle of 13 Degrees 35 Minutes 14 Seconds, an arc length of 199.98 feet, a chord bearing and distance of South 71 Degrees 09 Minutes 34 Seconds West, 199.51 feet to a point;
Thence South 64 Degrees 21 Minutes 57 Seconds West a distance of 76.53 feet to the Point of Beginning, containing 152,212 Square Feet or 3.494 Acres, more or less.

BEING a portion of the property conveyed to Regent Homes, LLC, as evidenced by deed of record at Instrument No. 20190322-0026352, Register's Office Davidson County, Tennessee.

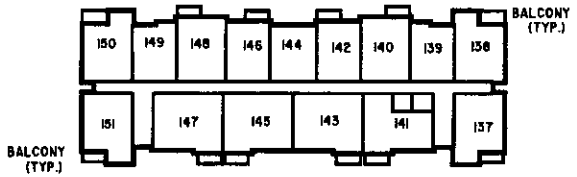
**EXHIBIT "B"**

SITE PLAN OF TRACT "A" PROPERTY

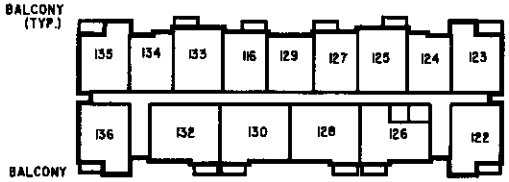
**[See Attached]**



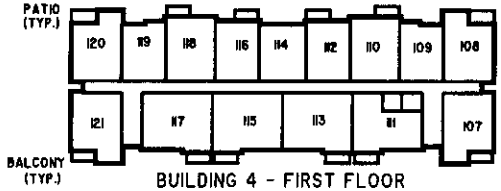

| Curve Data | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Radius | Delta | Length | Tangent | Chord | Chord Brg |
| C1 | 25.00' | 09°26'59" | 39.90' | 25.64' | 35.80' | S 69°54'35" E |
| C2 | 25.00' | 093°57'56" | 41.00' | 26.79' | 36.56' | S 22°47'54" W |
| C3 | 25.00' | 086°02'04" | 37.54' | 23.33' | 34.1' | N 67°12'06" W |
| C4 | 925.50' | 016°02'09" | 146.24' | 73.60' | 146.76' | N 16°09'59" W |
| C5 | 925.50' | 005°07'02" | 82.25' | 41.15' | 82.14' | N 03°05'23" W |
| C6 | 920.00' | 002°39'39" | 24.14' | 12.07' | 24.14' | N 05°41'56" E |
| C7 | 25.00' | 090°00'33" | 39.28' | 25.00' | 35.36' | N 49°38'30" E |
| C8 | 843.29' | 007°16'23" | 107.04' | 53.59' | 106.97' | N 88°38'50" W |
| C9 | 843.29' | 009°29'43" | 139.77' | 69.94' | 139.61' | S 82°40'02" W |
| C10 | 843.29' | 013°30'04" | 198.98' | 100.46' | 198.5' | S 77°09'34" W |



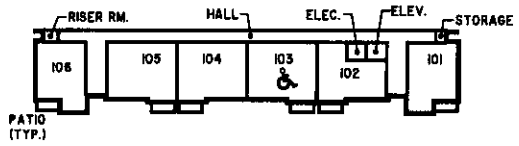

BUILDING 4 - THIRD FOOR




BLDG 4 - SECOND FLOOR

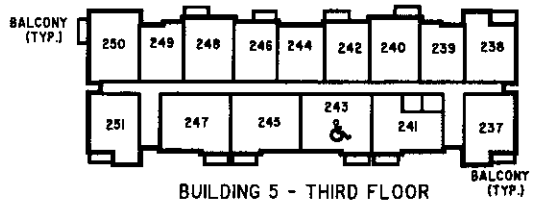



BUILDING 4 - FIRST FLOOR

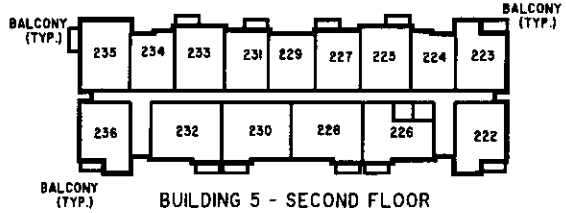



BUILDING 4 - LOWER FLOOR

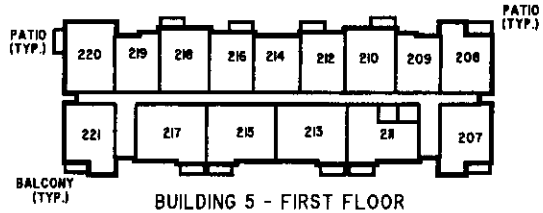
Building # 4 Details
not to scale



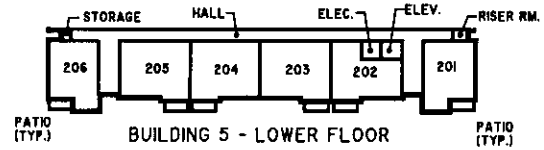

BUILDING 5 - THIRD FLOOR




BUILDING 5 - SECOND FLOOR

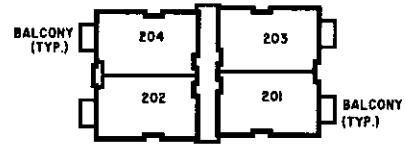



BUILDING 5 - FIRST FLOOR

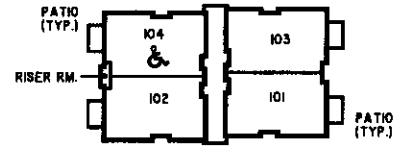



BUILDING 5 - LOWER FLOOR

Building # 5 Details
not to scale




BUILDING 10 - SECOND FLOOR




BUILDING 10 - FIRST FLOOR

Building # 10 Details
not to scale

# Exhibit "B"

Sheet 2 of 2
Exhibit Plat

## Burkitt Ridge

Phase 1A, District 1
31st Council District
Nashville, Davidson County, Tennessee

Prepared for:
Regent Homes, LLC

10-26-20 not to scale
revised 11-17-20

Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

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