Karen Johnson Davidson County
Batch# 583729 DEEDMAST
03/03/2021 04:13:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20210303-0027897

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206

SUPPLEMENTAL DECLARATION
OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR
SOUTHGATE CONDOS
A CONDOMINIUM DEVELOPMENT

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTHGATE CONDOS (the "Supplemental Declaration") is executed and made effective this 23rd day of FEBRUARY, 2021 by Southgate Partners, LLC, a Tennessee limited liability company (the "Developer");

WITNESSETH:

WHEREAS, Developer has previously submitted certain property to the Declaration of Covenants, Conditions and Restrictions for Southgate Condos, a Condominium Development, of record in Instrument No. 20180118-0005186, as amended by that certain First Amendment at Instrument No. 20190613-0057134, Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to Section 11.01 of the Declaration, Developer reserved the right to annex additional property into the development.

WHEREAS, Developer desires to annex certain additional property as described on Exhibit A hereto into the development and to subject such property to the Declaration (the "Additional Property").

WHEREAS, the annexation of the Additional Property as more particularly described on Exhibit A is consistent with the common development plan of Southgate Station and in the best interests of Owners of Units in Southgate Condos;

WHEREAS, the Developer now desires to formalize the annexation of Phase 2 and to effect the dedication of the common areas and easements as shown on the Phase 2 Plat for the benefit of all present and future owners of Units in Southgate Station;

WHEREAS, defined terms used in this Supplemental Declaration shall have the same meaning s as ascribed to them in the Declaration.

NOW, THEREFORE, BE IT RESOLVED THAT, the Declaration is amended by replacing the Exhibit A originally filed with the Declaration with the Exhibit A attached hereto. The new Exhibit A identifies the Additional Property. The new Exhibit A also updates the Percentage of Common Expenses to account for the new units.

FURTHER RESOLVED THAT, the Declaration is amended by replacing the Exhibit C originally filed with the Declaration with the Exhibit C attached hereto. The new Exhibit C reflects the addition of the additional units on the Additional Property.

FURTHER RESOLVED THAT, the following units are established, as depicted on the supplement to Exhibit D attached hereto: C51-101, C52-102, C53-103, C54-104, C55-201, C56-202, C57-203, C58-204, C59-301, C60-302 and C61-303.

{Signatures continue on following pages.}

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set his/her hand this ___ day of November, 2017.

SOUTHGATE PARTNERS, LLC, a Tennessee limited liability company

By: _____

Name: Gary Wisniewski

Title: President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be President of SOUTHGATE PARTNERS, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 23 day of February, 2021.

KIM PENDER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kim Pender
Notary Public

EXHIBIT A

Parcel 1:

Land in Davidson County, Tennessee, being Unit No. 8 and Unit No. 30 on the Plan of Southgate Station, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 21070726-0075875, as amended in Instrument No. 20171130-0122369, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Southgate Partners, LLC by Warranty Deed from William H. Smallman, married of record in Instrument No. 20150911-0092614, Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 11, 2015.

Being a portion of the same property conveyed to Southgate Partners, LLC, a Tennessee limited liability company by Warranty Deed from Elevate Land Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150916-0094059, Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 16, 2015.

Parcel 2:

Land in Davidson County, Tennessee, being Unit No. 51 on the Supplemental Declaration of Covenants, Conditions and Restrictions for Southgate Station, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210129-0013221.

Being a portion of the same property conveyed to Southgate Partners, LLC by Warranty Deed from Bentley Investments, LLC, dated February 3, 2017 and recorded on February 7, 2017 at Instrument No. 20170207-0012755, Register's Office for Davidson County, Tennessee.

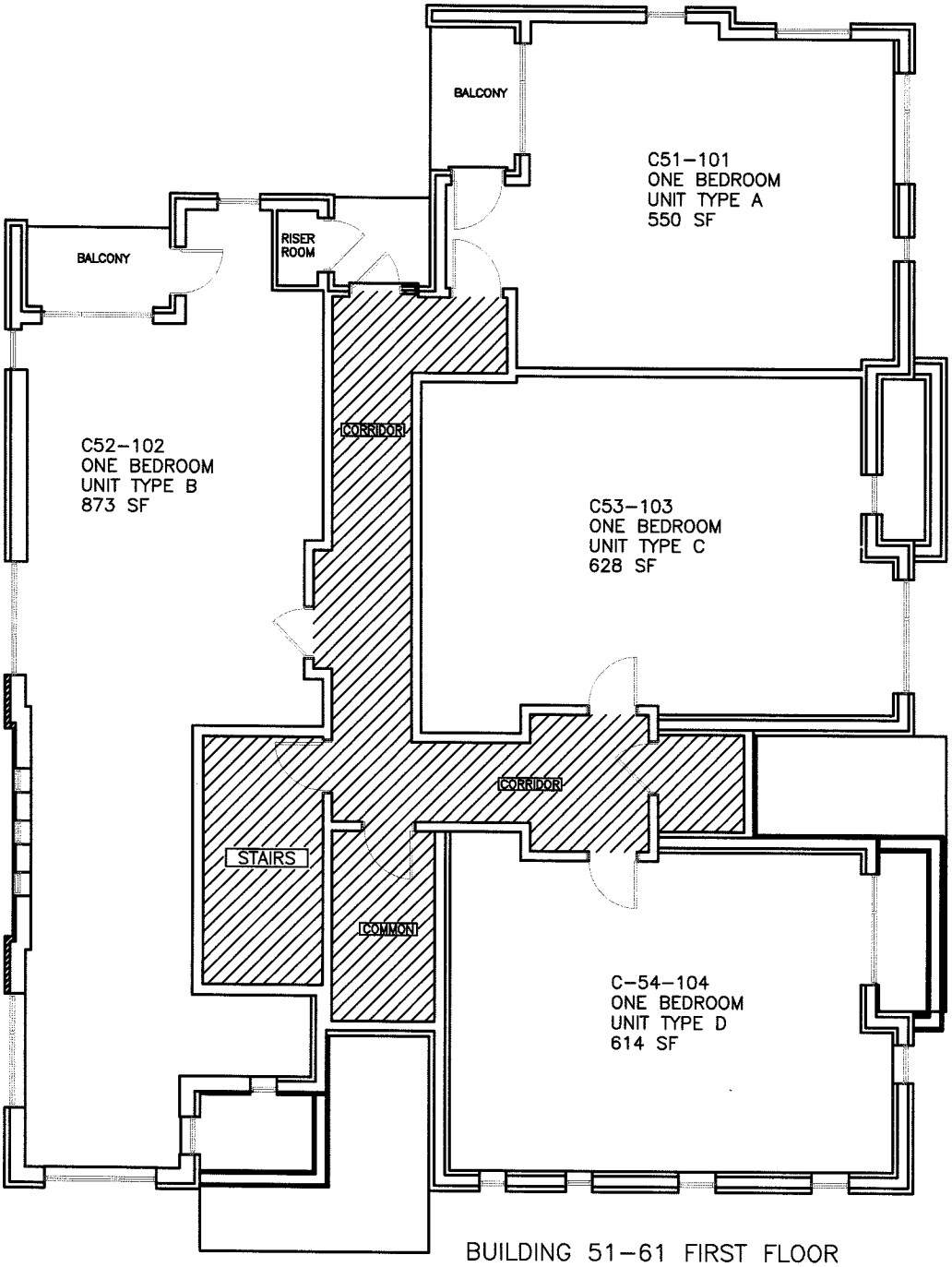
EXHIBIT C
ALLOCATION OF INTERESTS AND VOTES

Unit No.	Votes	Percentage of Common Expenses
A8-101	1	3.03030303%*
A9-102	1	3.03030303%*
A10-103	1	3.03030303%*
A11-104	1	3.03030303%*
A12-201	1	3.03030303%*
A13-202	1	3.03030303%*
A14-203	1	3.03030303%*
A15-204	1	3.03030303%*
A16-301	1	3.03030303%*
A17-302	1	3.03030303%*
A18-303	1	3.03030303%*
B30-101	1	3.03030303%*
B31-102	1	3.03030303%*
B32-103	1	3.03030303%*
B33-104	1	3.03030303%*
B34-201	1	3.03030303%*
B35-202	1	3.03030303%*
B36-203	1	3.03030303%*
B37-204	1	3.03030303%*
B38-301	1	3.03030303%*
B39-302	1	3.03030303%*
B40-303	1	3.03030303%*
C52-101	1	3.03030303%*
C52-102	1	3.03030303%*
C53-103	1	3.03030303%*
C54-104	1	3.03030303%*
C55-201	1	3.03030303%*
C56-202	1	3.03030303%*
C57-203	1	3.03030303%*
C58-204	1	3.03030303%*
C59-301	1	3.03030303%*
C60-302	1	3.03030303%*
C61-303	1	3.03030303%*

***This allocation applies to all allocations notwithstanding the unequal size of the thirty-three units.**

EXHIBIT D
SITE PLAN/PLAT EXHIBITS

[SEE ATTACHED]

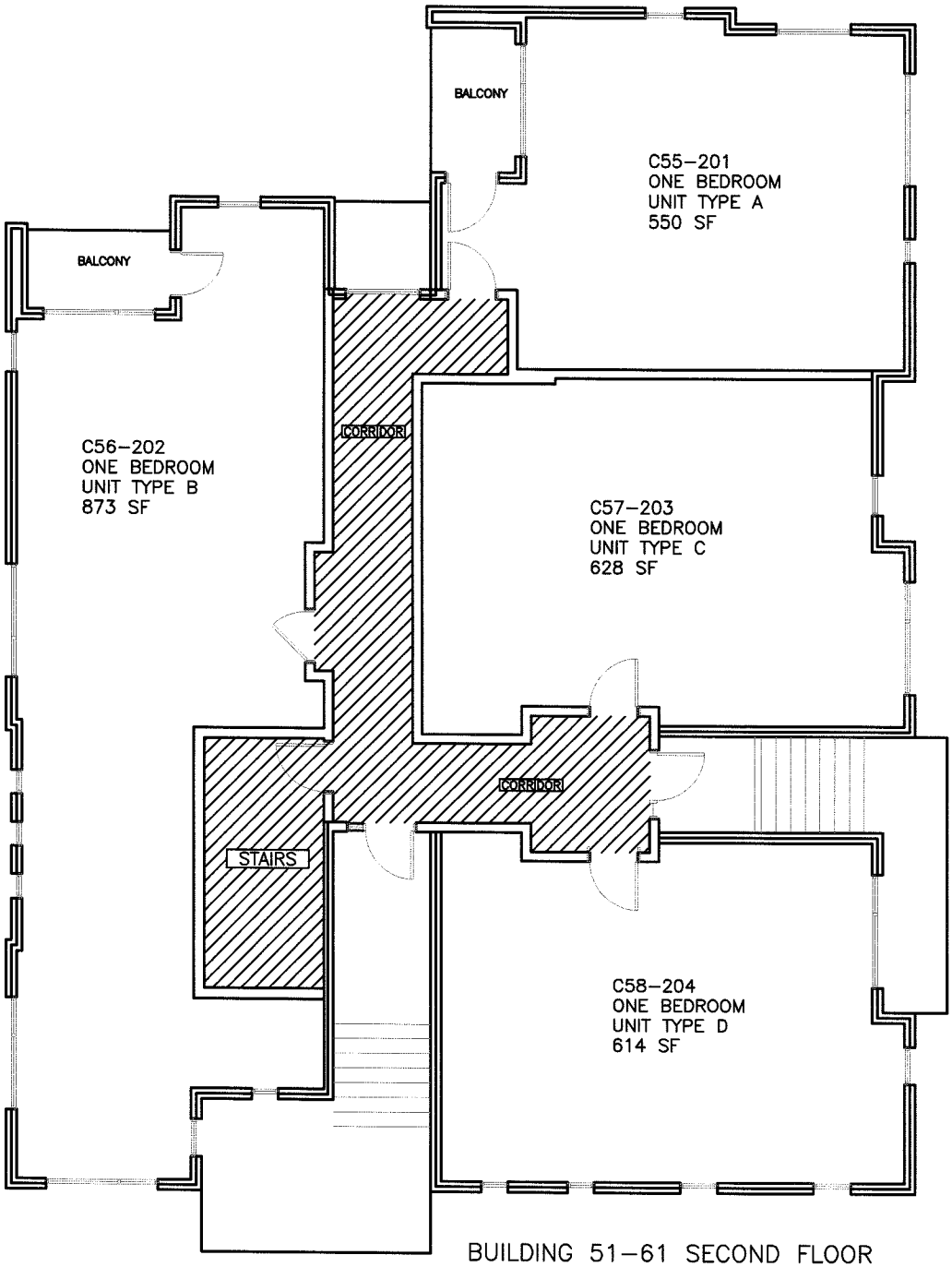


BUILDING 51–61 FIRST FLOOR

ELEMENT LEGEND

RESIDENTIAL COMMON ELEMENT

RESIDENTIAL PRIVATE ELEMENT

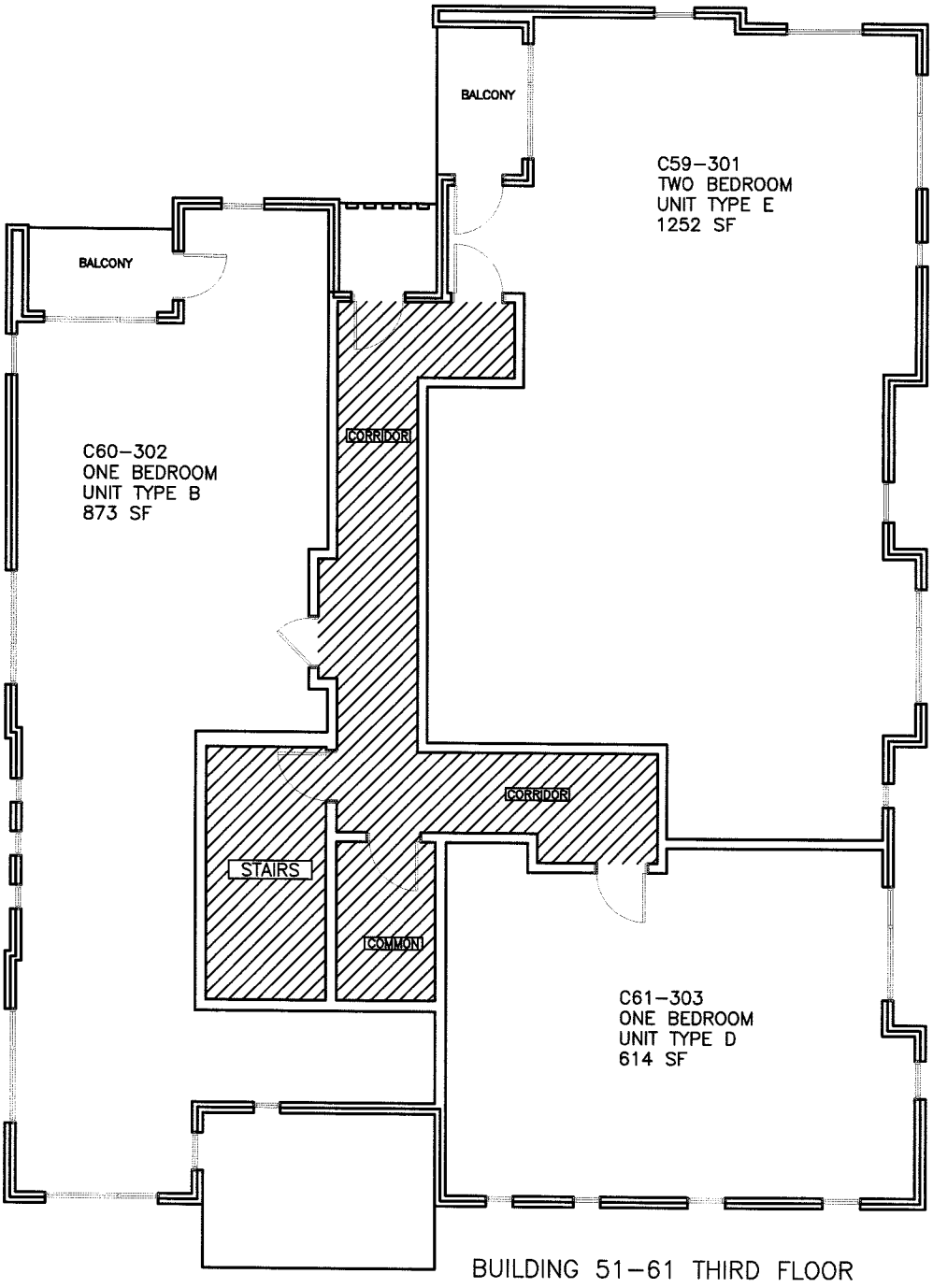


BUILDING 51–61 SECOND FLOOR

ELEMENT LEGEND

RESIDENTIAL COMMON ELEMENT

RESIDENTIAL PRIVATE ELEMENT



BUILDING 51–61 THIRD FLOOR

ELEMENT LEGEND

RESIDENTIAL COMMON ELEMENT

RESIDENTIAL PRIVATE ELEMENT

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022