Karen Johnson Davidson County
Batch# 653368 DEEDMAST
06/10/2021 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210610-0077984

This Instrument Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RESERVE AT SEVEN POINTS, LOTS 1 THROUGH 41 AND OPEN SPACES A THROUGH H, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ANNEXING PLAT OF LOT 40

THIS AMENDMENT is made and entered into by **SEVEN POINTS, LLC,** a Tennessee limited liability company ("Developer").

W I T N E S S E T H:

WHEREAS, pursuant to Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, executed and established by Developer, dated September 29, 2017, of record as Instrument No. 20171004-0101710, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, of record as Instrument No. 20180323-0027343, Register's Office for Davidson County, Tennessee (the "Declaration"), the real property described therein was devoted to the covenants, conditions and restrictions contained in the Declaration; and

WHEREAS, Section 21, subsection (a), of the Declaration provides that the Developer shall have the right to amend the Declaration to annex and incorporate Plats into the Horizontal Property Regime with Private Elements governed by the Declaration, and Developer has determined that the Plat attached hereto as Exhibit A (the "Supplemental Plat"), shall be subjected to the provisions of the Declaration and that such property shall be held and conveyed subject to the provisions of the Declaration as a phase and section of The Reserve at Seven Points.

NOW, THEREFORE, pursuant to Section 21, subsection (a), of the Declaration, Developer hereby annexes and incorporates the Supplemental Plat into the Horizontal Property Regime with Private Elements governed by the Declaration. The Units, private elements, limited common elements and common elements shown on the Supplemental Plat shall be held and conveyed subject to the provisions of the Declaration, which shall run with the land and be binding upon Developer, its successors and assigns.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of June, 2021.

DEVELOPER:

SEVEN POINTS, LLC, a Tennessee limited liability company

By: _____
Frank C. Batson, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK C. BATSON**, 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 respectively of Seven Points, LLC the within named bargainer, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Seven Points, LLC by the said Frank C. Batson as such Chief Manager.

WITNESS my hand, at office, this 7th day of June, 2021.

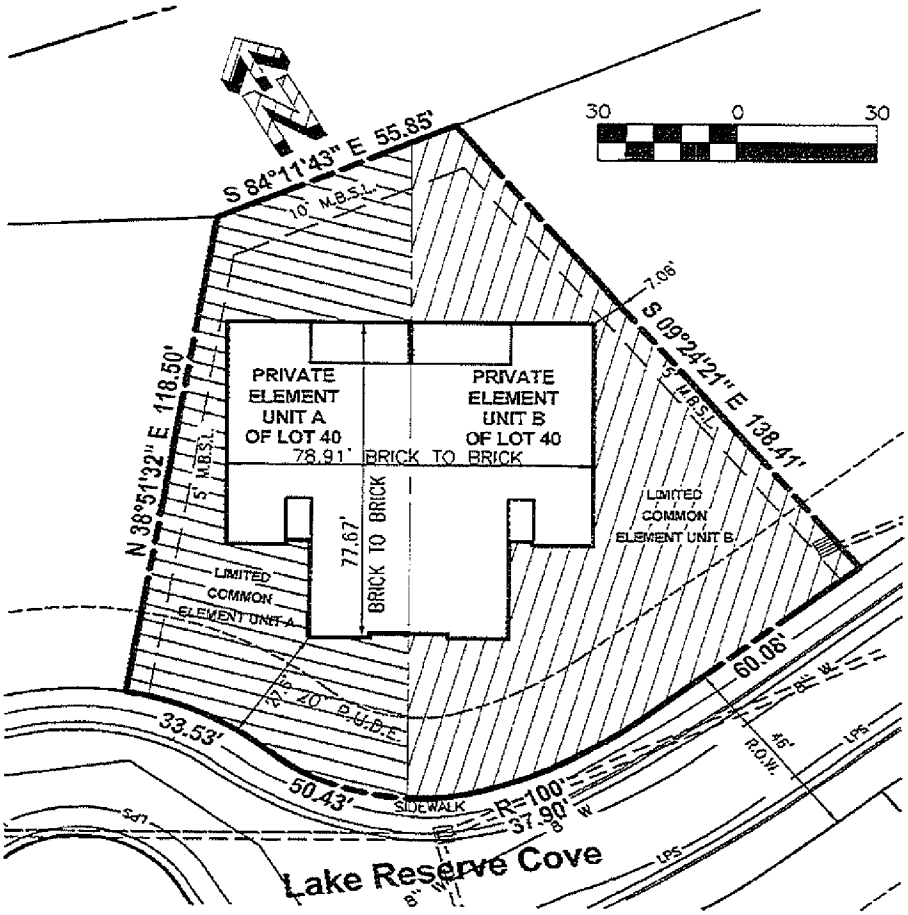
_____
Notary Public

My Commission Expires: 9/6/22

LISA B PURKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

697898.2/2016299

EXHIBIT A



SURVEY NOTES:

1. *This is a non-monumentation survey. The survey was prepared based under the authority of TCA 62-18-126; this survey is not a general property survey as defined under rule 0820-3-07*
2. Current Title Reference: INST # 20151230-0131242 R.O.D.C., TN
3. All improvements as shown hereon are "TO BE BUILT".
4. THIS EXHIBIT COMPLIES WITH TCA SECTION 66-27-103(b)
5. Private Element areas include porches and patios. The buildings shown here on are considered the building coverage.
7. TOTAL PRIVATE AND LIMITED COMMON ELEMENT IS AS FOLLOWS:
   UNIT A = 7,194 SF
   UNIT B = 9,119 SF

PAUL G. WEATHERFORD REGISTERED LAND SURVEYOR TENNESSEE NO. 1941
5/25/21

EXHIBIT LOT 40

OWNER:	FRANK BATSON HOMES, INC.
PROPERTY:	UNITS A AND B OF LOT 40, RESERVE AT SEVEN POINTS
RECORDED:	The Reserve at Seven Points as recorded in Instrument Number 20180223 0017267, R.O.D.C., TN
LOCATED:	604 (B) & 606 (A) LAKE RESERVE COVE

WEATHERFORD AND ASSOCIATES, LLC
P.O.Box 8248
Hermitage, TN 37076
Ph. 615-391-3044
pweatherford@tds.net

DATE: 05/08/21 | SCALE: 1" = 30'

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.