Box 10A

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN, MONTGOMERY & POTTER
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
The Meadows, Section (Phase) 5 c/o Lakeshore Estates, Inc. 8044 Coley Davis Road Nashville, TN 37221	Same	Map: 141 Parcel: 190

MASTER DEED

ESTABLISHING A HORIZONTAL PROPERTY REGIME OF

THE MEADOWS, SECTION (PHASE) 5

THIS MASTER DEED is made this 5 day of October, 2021 by LAKESHORE ESTATES, INC. (hereinafter called "Developer"), for itself, its successors or assigns wherein the Developer makes the following declarations and submissions:

WHEREAS, the Developer has previously submitted certain property known as The Meadows, Phase One, Section One to a Horizontal Property Regime as established by Master Deed of record in Book 7802, Page 221, Register's Office for Davidson County Tennessee; and The Meadows, Phase Two of Record in Book 9467, Page 31, said Register's Office, the Meadows, Phase Four of record in Instrument No. 20020318-0033213 as amended by Amendment to Master Deed for the Meadows, Phase One and Phase Four of record in Instrument No. 20040621-0073082, Register's Office for Davidson County, Tennessee.

WHEREAS, said Master Deed made reference to future development of property adjoining Phase Four of The Meadows; and

Karen Johnson Davidson County
Batch# 730304 DEEDMAST
10/05/2021 01:50:02 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20211005-0133863

WHEREAS, Developer now desires to submit the property known as Section (Phase) Five herein to a Horizontal Property Regime (see attached Schedule A);

NOW, THEREFORE, the Developer adopts the Master Deed and By-Laws of The Meadows, Phase One, Section One of record in Book 7802, Page 221, Register's Office for Davidson County, Tennessee and incorporates said Master Deed and By-Laws herein (except as stated hereinafter) as fully as if copied verbatim.

NOW, THEREFORE, the Developer, as the legal title holder of the real estate described herein and for the purposes set forth above declares as follows:

1. PURPOSE. The purpose of this Master Deed is to submit the land described in Schedule A attached hereto and made a part hereof and any improvements thereon to the Regime established by Chapter 27 of Title 66 of Tennessee Code Annotated, thereby establishing a Horizontal Property Regime for the said property; reserving for the Developer, however, perpetual easements in the land for the purpose of using the land area of the property in conjunction with the adjoining acreage described in Section 5, shown on the attached Schedule A herein attached to satisfy existing or future zoning law requirements relating to the ratio of land or lot area to family units and for the other purposes stated in the Master Deed and By-Laws adopted and incorporated herein by reference.
2. NAME AND ADDRESS. The name by which the Horizontal Property Regime is to be identified is THE MEADOWS (SECTION FIVE), Condominiums, and it is located on streets known as Pine Tree Place and Tulip Poplar Lane, Nashville, Davidson County, Tennessee.
3. SUBMISSION OF THE PROPERTY. The Developer as the legal title holder of the real estate above set forth hereby submits the land described on Schedule A together with the

buildings and improvements thereon, to the provisions of Chapter 27 of Title 66 Tennessee Code Annotated, hereby establishing a Horizontal Property Regime on the land shown on the attached Schedule A; (i) an easement is reserved in the land of Section Five, exclusive of the buildings, to use the land area of Section Five in conjunction with the remaining acreage as described in the Master Deed of record in Book 7802, Page 221, Register's Office for Davidson County, Tennessee to satisfy existing or future zoning law requirements, relating to the ratio of land or lot area to family units, (ii) Easements are hereby reserved for the benefit of the owners of apartments or units in Horizontal Property Regimes or Planned Unit Developments which may be established by the Developer on Section 5 of Schedule A, which easements should be for the use by the occupants of units in the buildings which may be constructed on Section 5 of Schedule A, if such buildings are constructed, for driveways and public utility service facilities located on Section Five at the time any development is established, (iii) and the Developer shall have the unrestricted right, at its sole expense, to relocate, expand, modify, reduce or extend existing driveways, parking areas and yards and to construct, expand, enlarge or relocate sewers, utility lines or service connections, in order to serve the existing buildings with their co-owners or tenants along with other buildings which may be constructed on Section 5 of Schedule A and their co-owners and tenants. The unrestricted rights reserved by Developer in this paragraph shall be assignable by it, and the provisions hereof are expanded upon and further explained in the By-Laws applicable hereto and made a part hereof by reference.

4. LAND INCLUDED IN PROPERTY. The land included in the property consists of the land described in Schedule A hereto, which is made a part hereof by reference. Said land will sometimes be referred to as the "property" or The Meadows, Section Five.

5. THE BUILDINGS. Throughout the Master Deed and the By-Laws, the words units or apartments are used interchangeably and carry the same meaning. The buildings will consist of cottage type units, with two units to each building. There will be a total of 14 buildings consisting of 28 units. The buildings will be substantially completed as shown on said plan, provided, however, the Developer reserves a right to adjust building locations as necessary to adapt to topography.

6. THE REMAINING TERMS. The remaining terms of the Master Deed and By-Laws establishing a Horizontal Property Regime of The Meadows, Phase One, Section One, of record in Book 7802, Page 221, are incorporated herein by reference as fully as if copied verbatim.

IN WITNESS WHEREOF, the Developer has executed this Master Deed at Nashville, Davidson County, Tennessee on this the 5 day of October, 2021.

LAKESHORE ESTATES, INC.

By: _____

TREASURER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Robinson, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Treasurer of Lakeshore Estates, Inc., the within named bargainor, a corporation, and that he as such Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Treasurer.

WITNESS my hand and seal, at office in Nashville, Tennessee this 5 day of October, 2021.

NOTARY PUBLIC

My Commission Expires:



Exhibit A

PROPERTY DESCRIPTION
LAKE SHORE ESTATES, INC. PROPERTY
LOT 1, LAKESHORE MEADOWS SUBDIVISION, SECTION 5, LOT 1

A TRACT OF LAND IN THE 22ND COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE SAME PROPERTY DEEDED TO LAKE SHORE ESTATES, INC., OF RECORD IN DEED BOOK 8753, PAGE 923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (R.O.D.C.T.), THE SAME BEING LOT 1 AS SHOWN ON THE FINAL PLAT ENTITLED "LAKESHORE MEADOWS SUBDIVISION, SECTION 5, LOT 1" OF RECORD IN INSTRUMENT #20090108-0001981, R.O.D.C.T. BEING BOUNDED ON THE NORTH BY COLEY DAVIS ROAD (100' RIGHT OF WAY), ON THE EAST BY SCENIC RIVER LANE (50' RIGHT OF WAY), ON THE SOUTH BY O.I.C. THE MEADOWS OF RECORD IN INSTRUMENT NUMBER 20020318-0033213, R.O.D.C.T., TENNESSEE, ON THE WEST BY DONA MCPHERSON DRIVE (50' RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) IN THE SOUTHERLY RIGHT OF WAY OF COLEY DAVIS ROAD, SAID CONCRETE MONUMENT BEING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS:

THENCE, WITH THE SOUTHERLY RIGHT OF WAY OF COLEY DAVIS ROAD THE FOLLOWING TWO CALLS (1 AND 2):

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,119.79 FEET, AN ARC LENGTH OF 407.64 FEET, A DELTA ANGLE OF 07 DEGREES 29 MINUTES 11 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF NORTH 63 DEGREES 33 MINUTES 27 SECONDS EAST, 407.35 FEET TO A 1/2" IRON ROD (NEW) WITH A PLASTIC CAP STAMPED "RAGAN-SMITH ASSOCIATES" (TYPICAL);

2. NORTH 59 DEGREES 45 MINUTES 32 SECONDS EAST, 129.95 FEET TO AN IRON ROD (OLD) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF COLEY DAVIS ROAD AND THE WESTERLY RIGHT OF WAY OF SCENIC RIVER LANE;

THENCE, WITH THE WESTERLY RIGHT OF WAY OF SCENIC RIVER LANE THE FOLLOWING FIVE CALLS (1 THROUGH 5):

1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 56.82 FEET, A DELTA ANGLE OF 130 DEGREES 13 MINUTES 26 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 54 DEGREES 55 MINUTES 48 SECONDS EAST, 45.36 FEET TO A CONCRETE MONUMENT (OLD);

2. SOUTH 10 DEGREES 18 MINUTES 57 SECONDS WEST, 30.71 FEET TO A CONCRETE MONUMENT (OLD);

3. SOUTH 10 DEGREES 09 MINUTES 11 SECONDS WEST, 420.19 FEET TO AN IRON ROD (OLD);

4. SOUTH 10 DEGREES 10 MINUTES 42 SECONDS WEST, 354.88 FEET TO A CONCRETE MONUMENT (OLD);

5. SOUTH 09 DEGREES 55 MINUTES 30 SECONDS WEST, 107.28 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF SAID O.I.C. THE MEADOWS PROPERTY;

THENCE, WITH SAID O.I.C. THE MEADOWS PROPERTY, THE FOLLOWING TWO CALLS (1 AND 2):

1. NORTH 79 DEGREES 42 MINUTES 06 SECONDS WEST, 204.35 FEET TO AN IRON ROD (OLD);

2. NORTH 83 DEGREES 00 MINUTES 34 SECONDS WEST, 80.79 FEET TO AN IRON ROD (OLD) IN THE EASTERLY RIGHT OF WAY OF DONA MCPHERSON DRIVE;

THENCE, WITH THE EASTERLY RIGHT OF WAY OF DONA MCPHERSON DRIVE THE FOLLOWING FOUR CALLS (1 THROUGH 4):

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 128.21 FEET, A DELTA ANGLE OF 22 DEGREES 36 MINUTES 10 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 11 MINUTES 21 SECONDS EAST, 127.38 FEET TO A CONCRETE MONUMENT (OLD);

2. NORTH 09 DEGREES 57 MINUTES 20 SECONDS WEST, 397.50 FEET TO AN IRON ROD (OLD);

3. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 77.12 FEET, A DELTA ANGLE OF 13 DEGREES 35 MINUTES 43 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 45 MINUTES 12 SECONDS WEST, 76.94 FEET TO A CONCRETE MONUMENT (OLD);

4. WITH A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.99 FEET, A DELTA ANGLE OF 89 DEGREES 45 MINUTES 06 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 26 MINUTES 31 SECONDS EAST, 42.33 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 305,402 SQUARE FEET OR 7.01 ACRES, MORE OR LESS.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE A HORIZONTAL PROPERTY REGIME WITH BUILDING PADS, INGRESS/EGRESS AND OPEN SPACE.
2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A FEMA "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON MAP NO. 47037C0328H & 47037C0329H WITH EFFECTIVE DATES OF APRIL 5, 2017.
3. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. COMMON ELEMENTS ARE SUBJECT TO PUBLIC UTILITY AND DRAINAGE EASEMENTS NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES TO SERVE LAKESHORE MEADOWS, SECTION 5.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN CONTAINS THE INFORMATION REQUIRED BY T.C.A. 66-24-309 PLATS AND PLANS.

DATE: 8/23/21 PLANNER: KEVIN L. BIRDWELL

TN LICENSE NO. 1797 REGISTERED LAND SURVEYOR

PRINTED NAME: KEVIN L. BIRDWELL

TENNESSEE NO. 1797

DEED REFERENCE

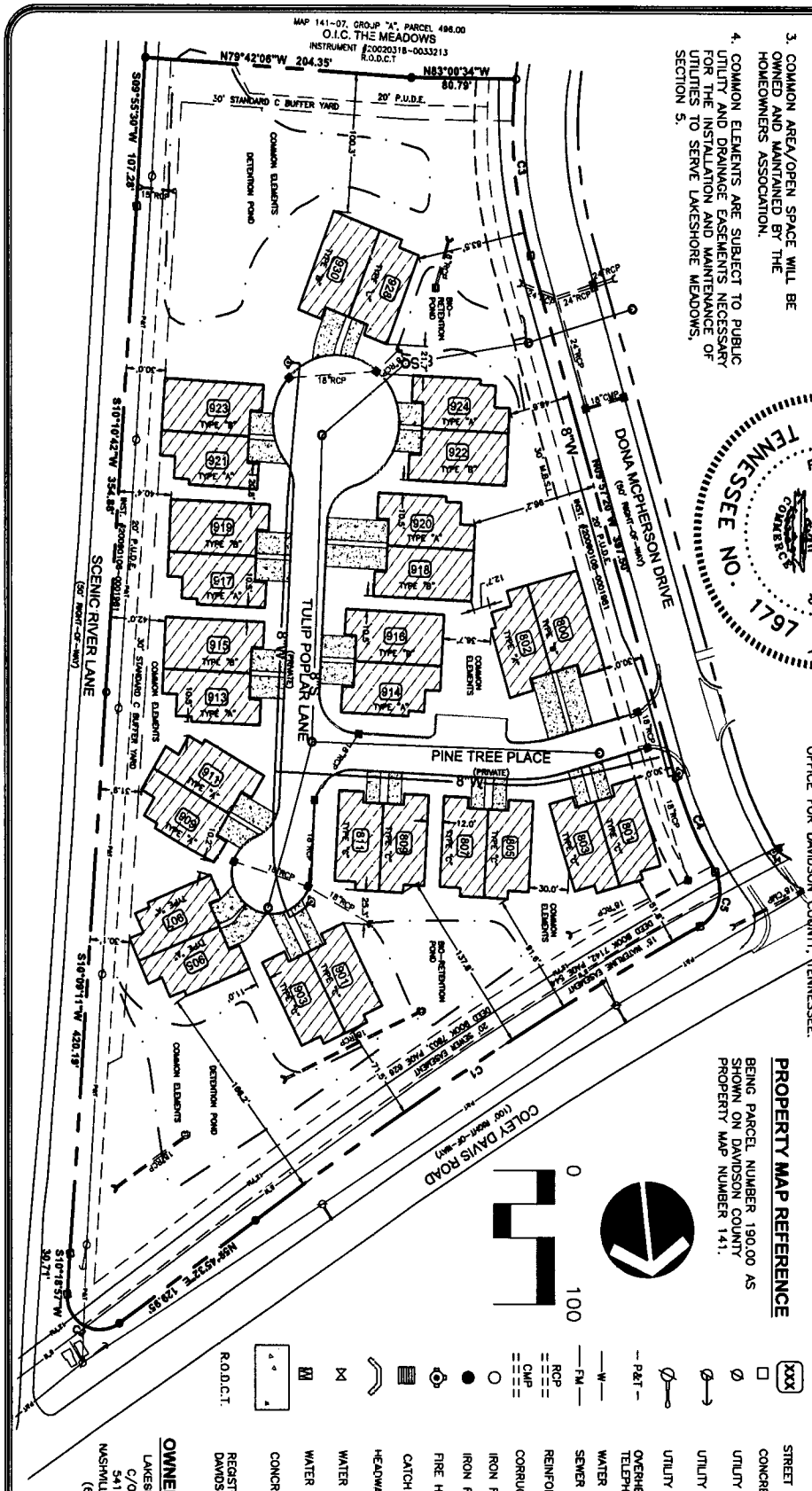
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LAKE SHORE ESTATES, INC. FROM BELLEVUE CHURCH OF CHRIST BY QUITCLAIM DEED OF RECORD IN DEED BOOK 8753, PAGE 923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PLAT REFERENCE

BEING LOT 1 AS SHOWN ON THE FINAL PLAT ENTITLED "LAKESHORE MEADOWS SUBDIVISION, SECTION 5, LOT 1" OF RECORD IN INSTRUMENT #20090108-0001981 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 190.00 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 141.



CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD	CHD. BRG.
C1	3116.79'	407.84'	7°29'11"	407.54'	N83°33'37"E
C2	25.00'	56.82'	130°13'24"	45.36'	S54°56'48"E
C3	325.00'	128.21'	22°36'10"	127.38'	N01°11'21"E
C4	325.00'	77.12'	13°35'43"	76.94'	N11°45'12"W
C5	25.00'	46.99'	89°45'06"	42.37'	N22°26'31"E

LEGEND

- PRIVATE ELEMENTS
- STREET ADDRESS
- CONCRETE MONUMENT (OLD)
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- OVERHEAD POWER AND TELEPHONE LINES
- WATER LINE
- SEWER FORCE MAIN
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- IRON ROD (OLD)
- IRON ROD (NEW)
- FIRE HYDRANT
- CATCH BASIN/CURB INLET
- HEADWALL
- WATER VALVE
- WATER METER
- CONCRETE DRIVEWAY
- REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN
- R.O.D.C.T.

0 100

OWNER/DEVELOPER

LAKESHORE ESTATES, INC.
C/O JOHN ROBINSON
5413 FRANKLIN PIKE
NASHVILLE, TENNESSEE 37220
(615) 351-3007

SHEET 1 OF 4

DATE:	AUGUST 23, 2021
APPROVED:	KLB
DRAWN:	KCK
SCALE:	1"=100'
JOB NO.	WK. ORDER
96054	1374

HORIZONTAL PROPERTY REGIME
LAKESHORE MEADOWS - SECTION FIVE
FOR
LAKESHORE ESTATES, INC.

EXHIBIT A-1

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
316 WOODLAND STREET
P.O. BOX 60279
NASHVILLE, TN 37206
(615) 244-8591

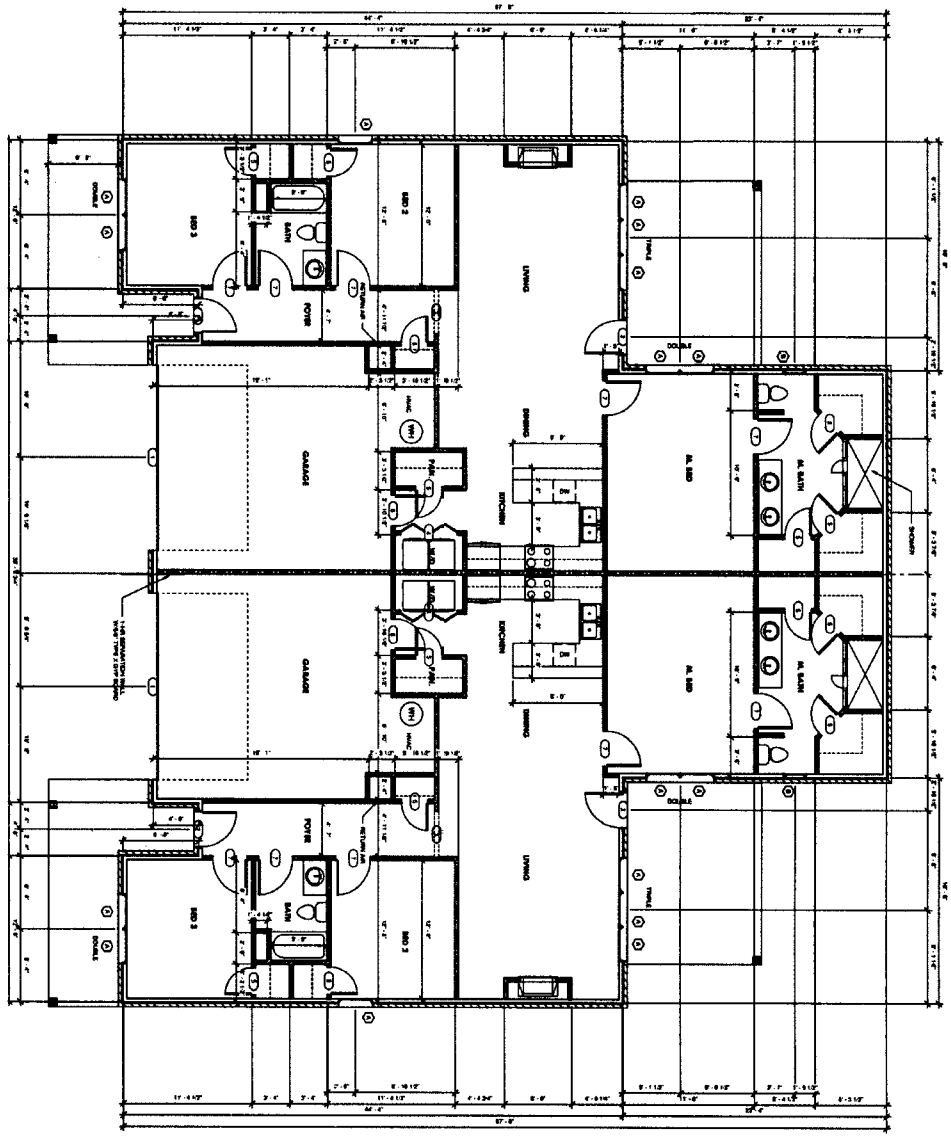
CHATTANOOGA
1416 CONVERT STREET
SUITE 200
CHATTANOOGA, TN 37405
(423) 490-0499

www.ragansmith.com

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GENERAL NOTES

1. THIS EXHIBIT IS BASED ON ARCHITECTURAL PLANS DRAWN BY JENNER DESIGN.
2. THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS CHAPTER 0820-03-07.



SHEET 2 OF 4

DATE:	AUGUST 23, 2021
APPROVED:	KLB
DRAWN:	KCK
SCALE:	N.T.S.
JOB NO.	WK. ORDER
96054	1374

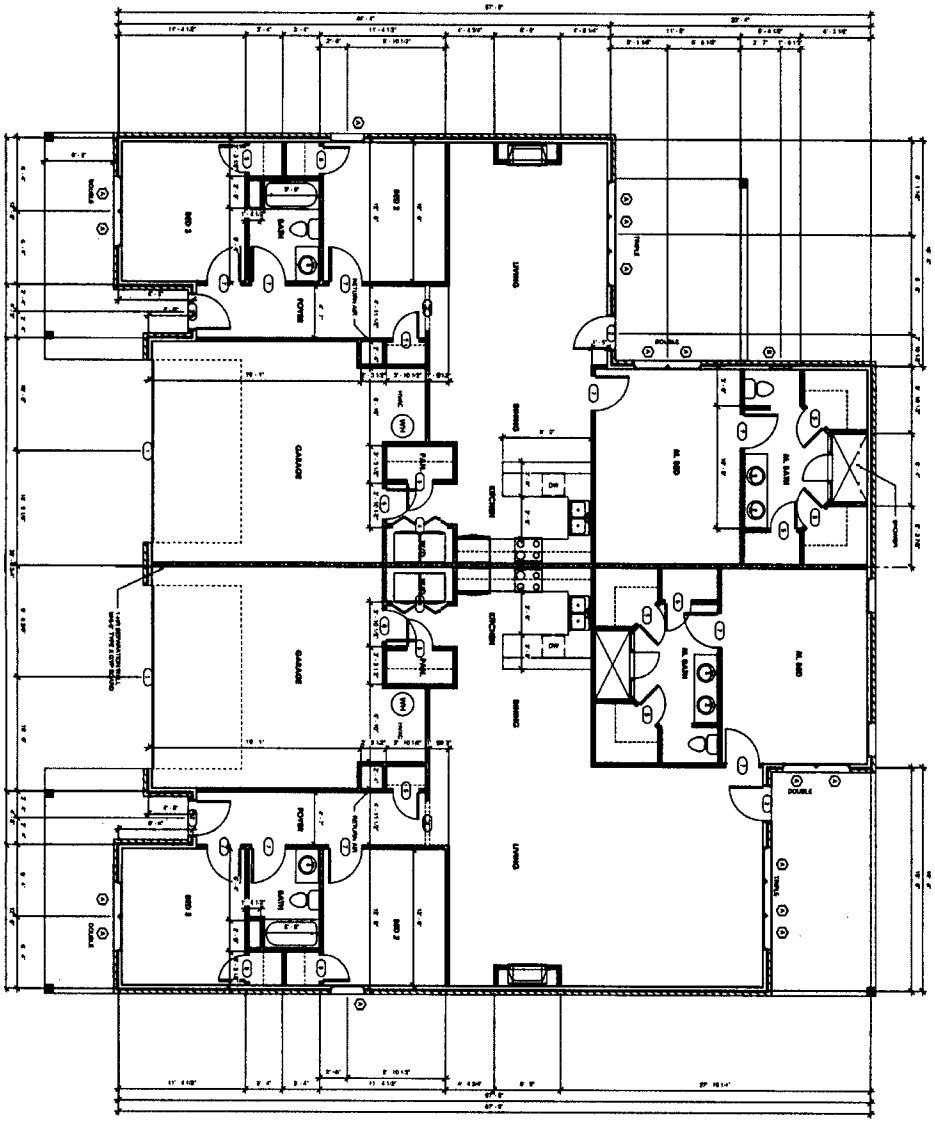
HORIZONTAL PROPERTY REGIME
LAKESHORE MEADOWS - SECTION FIVE
TYPE "A" DUPLEX
FOR
LAKESHORE ESTATES, INC.
EXHIBIT A-1

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
CHATTANOOGA

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GENERAL NOTES

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SHEET 3 OF 4

DATE:	AUGUST 23, 2021
APPROVED:	KLB
DRAWN:	KCK
SCALE:	N.T.S.
JOB NO.	WK. ORDER
96054	1374

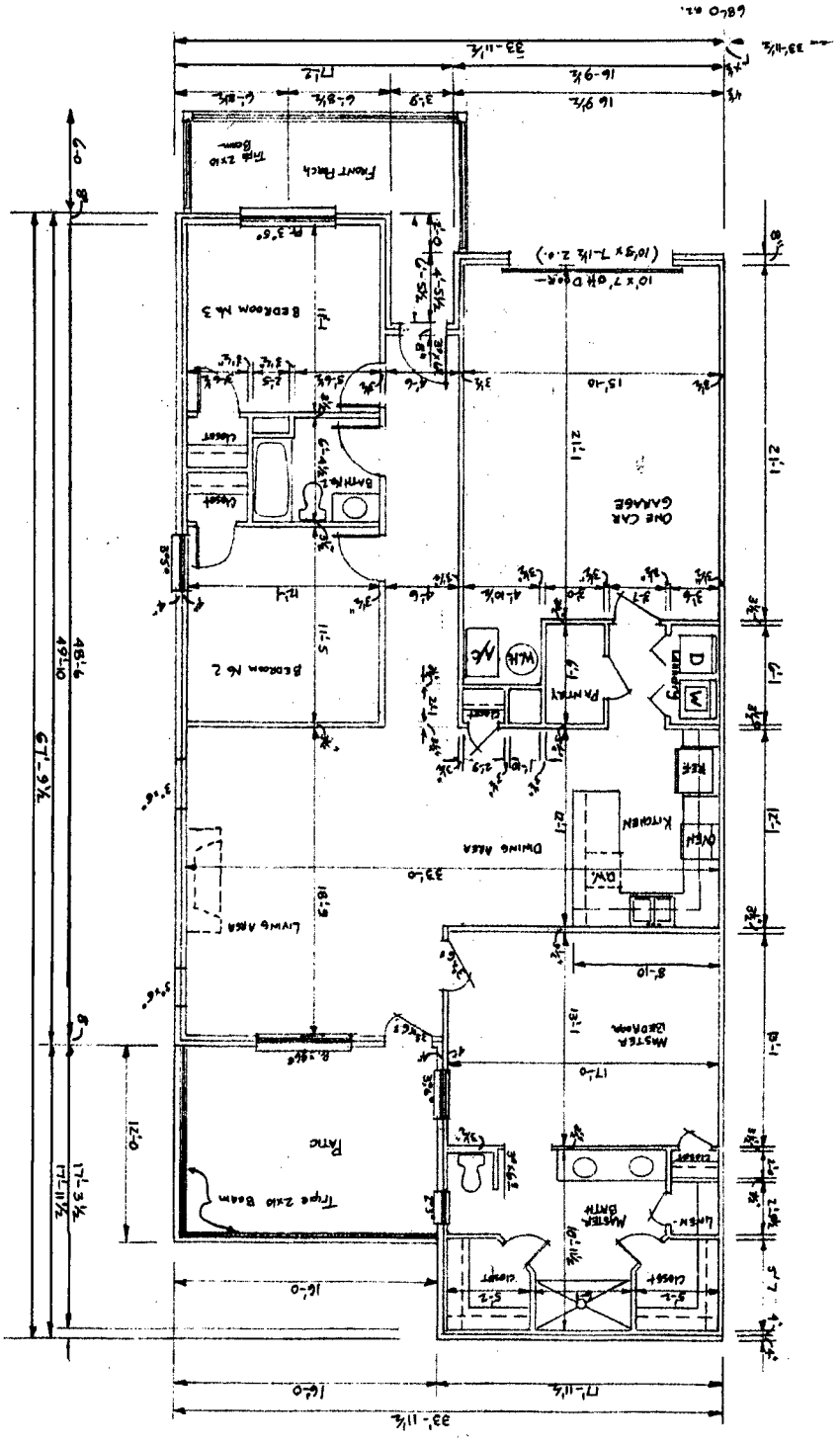
HORIZONTAL PROPERTY REGIME
LAKESHORE MEADOWS - SECTION FIVE
TYPE "B" DUPLEX
FOR
LAKESHORE ESTATES, INC.
EXHIBIT A-1

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CHATTANOOGA, TN 37408
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GENERAL NOTES

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SHEET 4 OF 4

DATE:	AUGUST 23, 2021
APPROVED:	KLB
DRAWN:	KCK
SCALE:	N.T.S.
JOB NO.	WK. ORDER
96054	1374

HORIZONTAL PROPERTY REGIME
LAKESHORE MEADOWS - SECTION FIVE
TYPE "C" DUPLEX
FOR
LAKESHORE ESTATES, INC.

EXHIBIT A-1

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