Karen Johnson Davidson County
Batch# 763420 DEEDMAST
11/30/2021 01:21:46 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20211130-0158065

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

SEVENTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS (ANNEXING BUILDINGS 384)

THIS SEVENTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS ("Seventh Supplement") is made this the 29th day of November, 2021, by **Regent Homes, LLC,** a Tennessee limited liability company ("Declarant'), itself and its successors, grantees, and assigns.

WITNESSETH:

WHEREAS, Declarant has established a certain Declaration Of Covenants, Conditions And Restrictions Of Carothers Farms Stacked Flats (the "Condominium Declaration") located in Nashville, Davidson County, Tennessee, of record as Instrument Number 20180917-0092013 in the Register's Office for Davidson County, Tennessee (the "Register's Office"); and

WHEREAS, pursuant to Section 11.01 and Section 12.05 of the Condominium Declaration, Declarant desires to annex additional real property to the Condominium Declaration which consists of one (1) building containing ten (10) residential Condominium Units, to be identified as Units 003, 004, 101, 102, 103, 104, 201, 202, 203, and 204 as well as any Common Elements and Limited Commons Elements related thereto, to the Condominium Property established pursuant to Article II of the Condominium Declaration (the "Building 384 Property") and further desires to subject said Building 384 Property to the covenants, conditions, and restrictions of the Condominium Declaration; and

WHEREAS, said Building 384 Property shall be located upon the real property described on Exhibit A attached hereto and shall be more particularly shown and depicted on Exhibit B attached hereto.

NOW THEREFORE, for and in consideration of these premises and other and valuable consideration, the Declarant hereby supplements and amends the Condominium Declaration as follows:

1. The Declaration shall be supplemented for purposes of annexing Building 384 Property, located upon the real property described on Exhibit "1" attached hereto, which includes Units 003, 004, 101, 102, 103, 104, 201, 202, 203, and 204 as well as any Common Elements and Limited Commons Elements related thereto, shall become subject to the covenants, conditions, and restrictions of the Condominium Declaration.

2. The identification and description of the Building 384 Property on Exhibit "2" attached hereto shall serve as a general description and number for each additional Condominium Unit, expressing its area, location, and other data necessary for identification, and shall also serve as a general description of any Commons with respect to said additional Condominium Units.

3. The Allocation of Interests and Votes attached as Exhibit "E" to said Condominium Declaration shall be amended and supplemented by Exhibit "3" attached hereto for purposes reallocating the percentage ownership of the Common Elements with respect to the Units within the Condominium upon annexation of the Building 384 Property.

3. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Condominium Declaration.

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

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Seventh Supplement to the Condominium 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, LLC, 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 29 day of November, 2021.

_____
Notary Public

My Commission Expires: 5-2-2022

JOHN BARCROFT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

EXHIBIT "1"

Legal Description

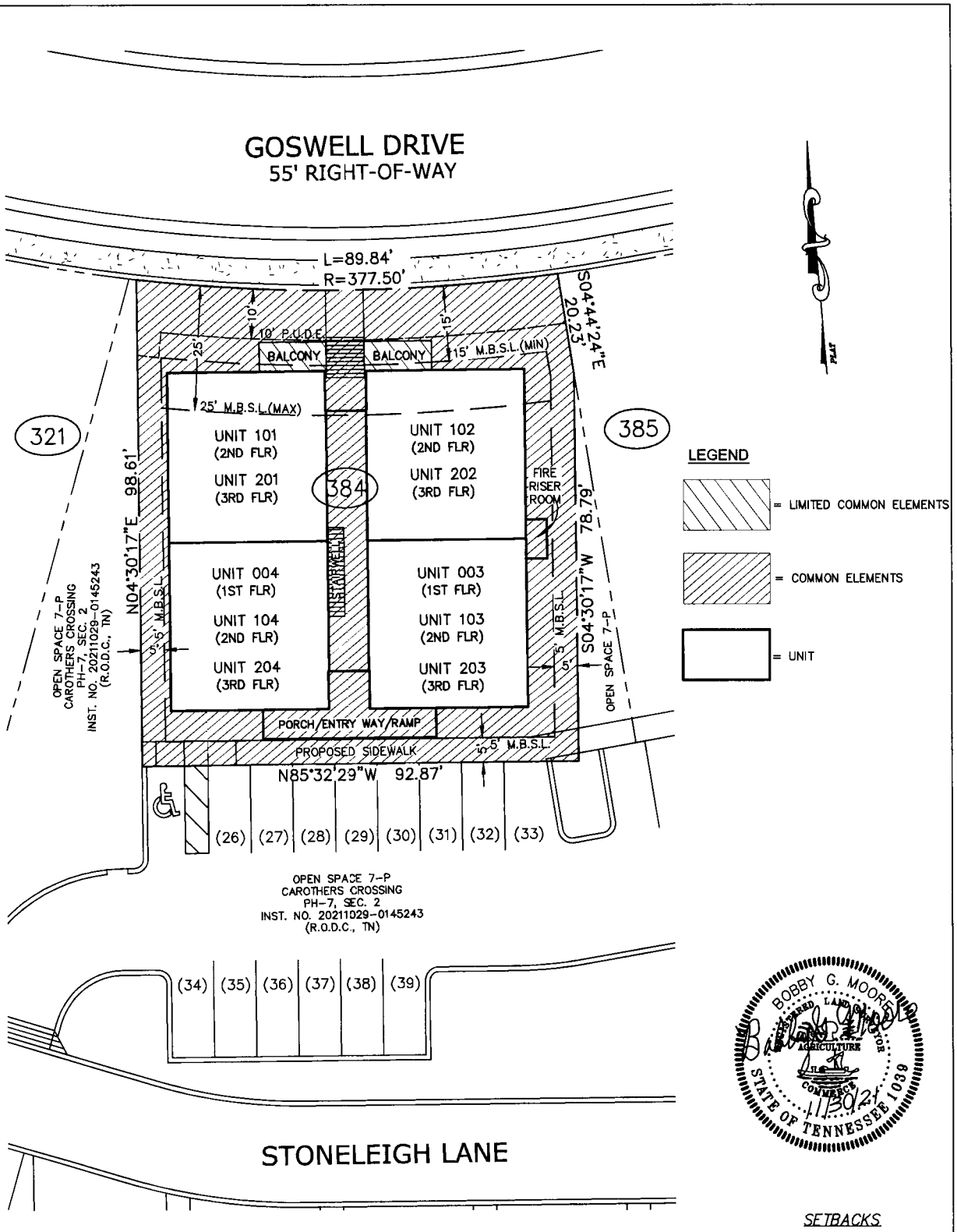
Land in Davidson County, Tennessee, being Lot No. 384 as shown on the Final Plat of Carothers Crossing, Phase 7, Section 2, of record in Instrument No. 20211029-0145243, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20201124-0137705, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "2"

Site Plans

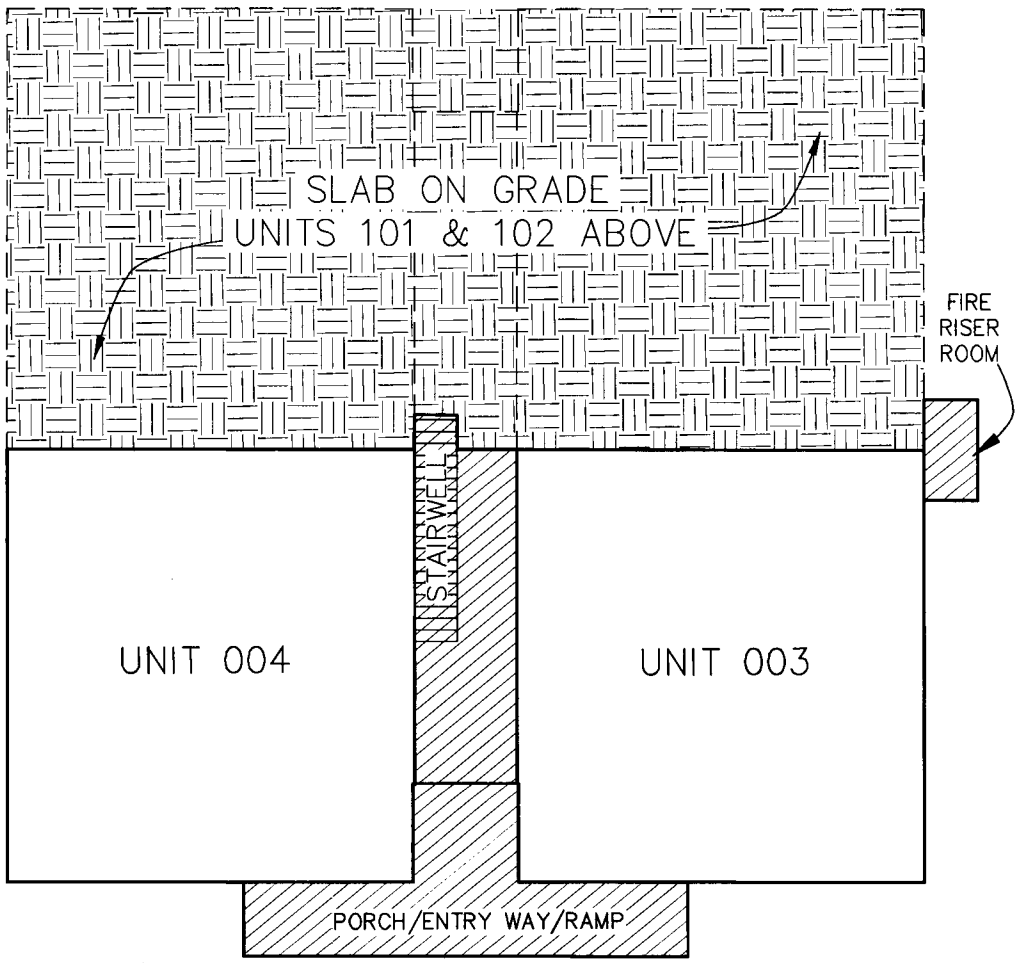
[TO BE ATTACHED]



OWNER: REGENT HOMES, LLC
ADDRESS: 828 GOSWELL DRIVE
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #384 SUBD. CAROTHERS CROSSING PH: 7 SEC: 2
RECORD: PL-20211029-0145243- (R.O.D.C., TN)
SCALE: 1"=20' DATE: NOVEMBER 30, 2021
PARCEL ID: 188100A38400CO
AREA: 8,973 Sq.Ft.± Or 0.206 Ac.±

SETBACKS
FRONT: 15' MIN/25' MAX
SIDE: 5'
REAR: 5'

DWN. BY: MAF CKD. BY: MVH DATE: 11/30/2021 SCALE 1"=20' JOB NO. 2021-0527 SHEET 1 OF 4	CAROTHERS FARMS STACKED FLATS A CONDOMINIUM DEVELOPMENT SITE PLAN EXHIBIT LOT 384 - CAROTHERS CROSSING, PHASE 7, SECTION 2 828 GOSWELL DRIVE NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE	H & H LAND SURVEYING, INC. 612 A FITZHUGH BLVD. SMYRNA, TENNESSEE 37167 PHONE: (615) 831-0756



FIRST FLOOR

LEGEND

= COMMON ELEMENTS

= UNIT

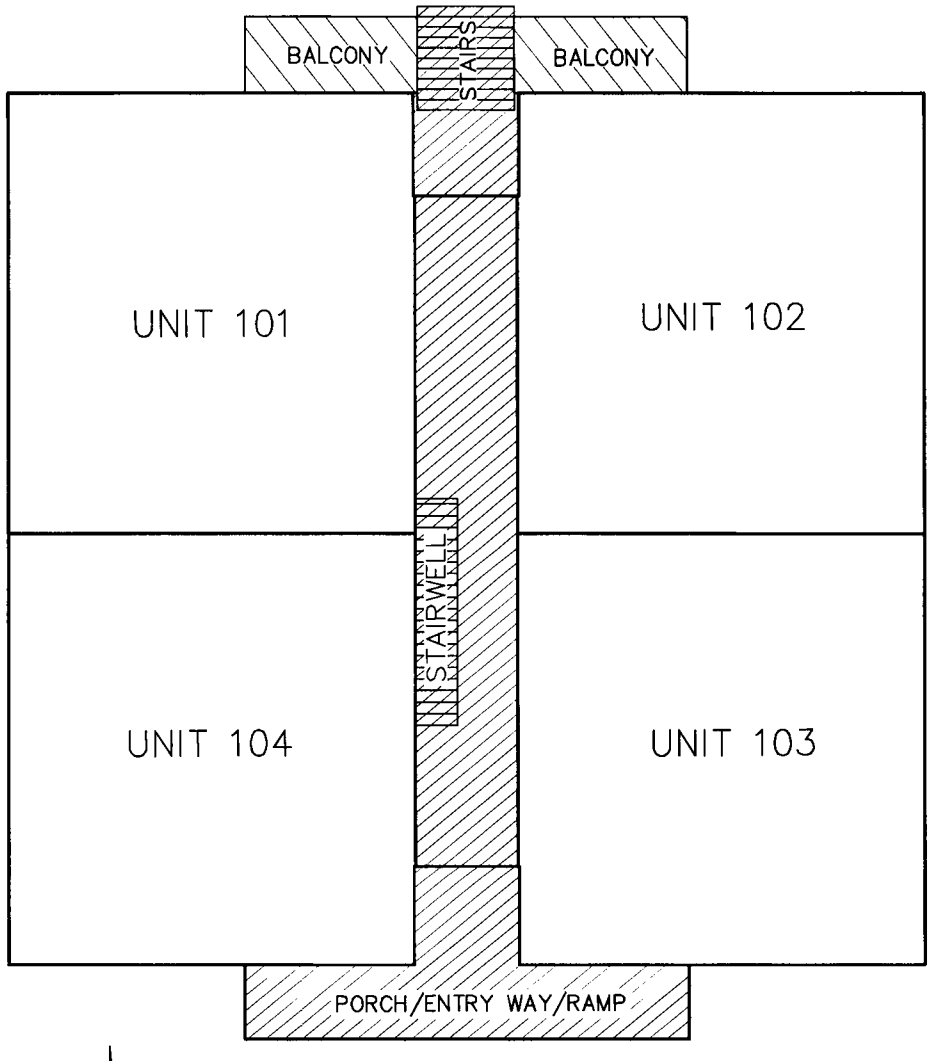
= SLAB ON GRADE / UNITS 101 & 102 ABOVE (NO FIRST FLOOR UNITS)

SETBACKS
FRONT: 15' MIN/25' MAX
SIDE: 5'
REAR: 5'

0' 5' 10' 20'
SCALE: 1" = 10'

OWNER: REGENT HOMES, LLC
ADDRESS: 828 GOSWELL DRIVE
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #384 SUBD. CAROTHERS CROSSING PH: 7 SEC: 2
RECORD: PL-20211029-0145243- (R.O.D.C., TN)
SCALE: 1"=10' DATE: NOVEMBER 30, 2021
PARCEL ID: 188100A38400CO
AREA: 8,973 Sq.Ft.± Or 0.206 Ac.±

DWN. BY: MAF CKD. BY: MVH DATE: 11/30/2021 SCALE 1"=10' JOB NO. 2021-0527 SHEET 2 OF 4	*CAROTHERS FARMS STACKED FLATS* *A CONDOMINIUM DEVELOPMENT* *SITE PLAN EXHIBIT* *LOT 384 - CAROTHERS CROSSING, PHASE 7, SECTION 2* *828 GOSWELL DRIVE* *NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE*	H & H LAND SURVEYING, INC. *612 A FITZHUGH BLVD.* *SMYRNA, TENNESSEE 37167* *PHONE: (615) 831-0756*



SECOND FLOOR

LEGEND

= LIMITED COMMON ELEMENTS

= COMMON ELEMENTS

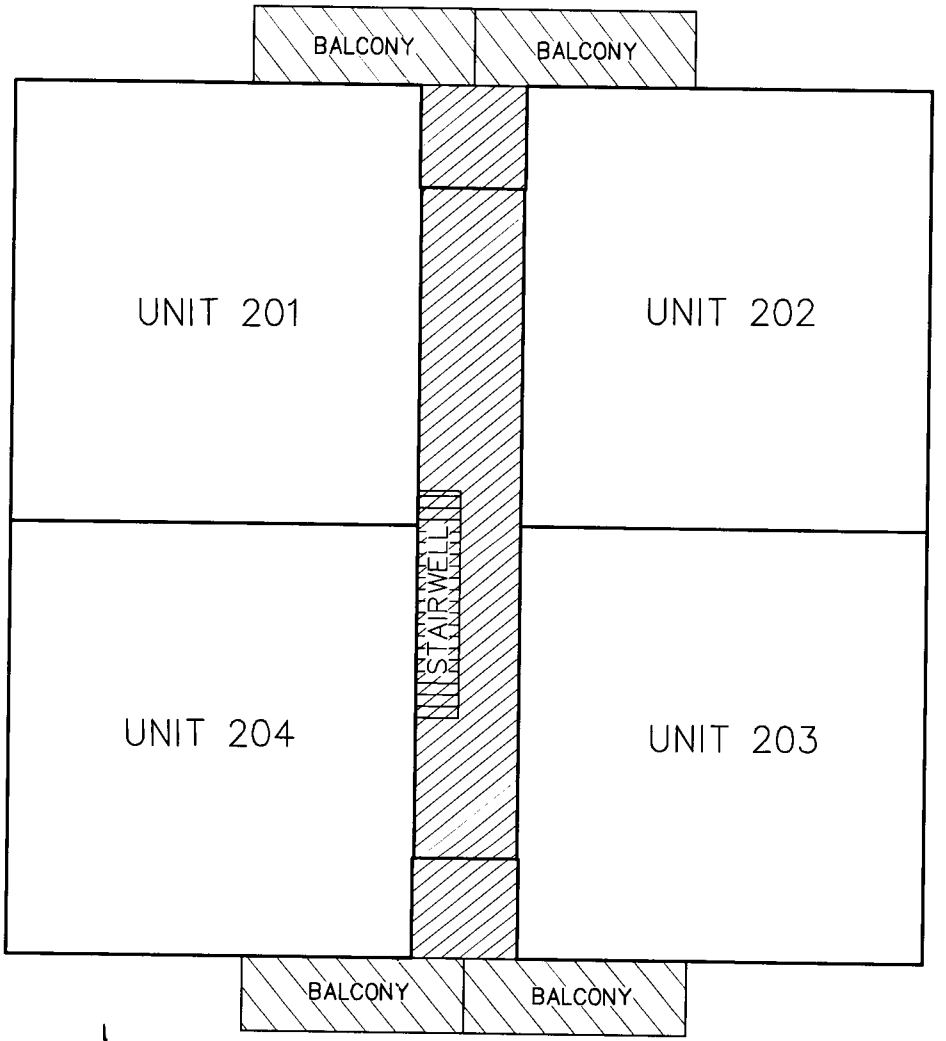
= UNIT

OWNER: REGENT HOMES, LLC
ADDRESS: 828 GOSWELL DRIVE
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #384 SUBD. CAROTHERS CROSSING PH: 7 SEC: 2
RECORD: PL-20211029-0145243- (R.O.D.C., TN)
SCALE: 1"=10' DATE: NOVEMBER 30, 2021
PARCEL ID: 188100A38400CO
AREA: 8,973 Sq.Ft.± Or 0.206 Ac.±

SETBACKS
FRONT: 15' MIN/25' MAX
SIDE: 5'
REAR: 5'

0' 5' 10' 20'
SCALE: 1" = 10'

DWN. BY: MAF CKD. BY: MVH DATE: 11/30/2021 SCALE 1"=10' JOB NO. 2021-0527 SHEET 3 OF 4	CAROTHERS FARMS STACKED FLATS A CONDOMINIUM DEVELOPMENT SITE PLAN EXHIBIT LOT 384 - CAROTHERS CROSSING, PHASE 7, SECTION 2 828 GOSWELL DRIVE NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE	H & H LAND SURVEYING, INC. 612 A FITZHUGH BLVD. SMYRNA, TENNESSEE 37167 PHONE: (615) 831-0756



THIRD FLOOR

LEGEND

= LIMITED COMMON ELEMENTS

= COMMON ELEMENTS

= UNIT

SETBACKS
FRONT: 15' MIN/25' MAX
SIDE: 5'
REAR: 5'

0' 5' 10' 20'

SCALE: 1" = 10'

OWNER: REGENT HOMES, LLC
ADDRESS: 828 GOSWELL DRIVE
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #384 SUBD. CAROTHERS CROSSING PH: 7 SEC: 2
RECORD: PL-20211029-0145243- (R.O.D. C., TN)
SCALE: 1"=10' DATE: NOVEMBER 30, 2021
PARCEL ID: 188100A38400CO
AREA: 8,973 Sq.Ft.± Or 0.206 Ac.±

DWN. BY: MAF CKD. BY: MVH DATE: 11/30/2021 SCALE 1"=10' JOB NO. 2021-0527 SHEET 4 OF 4	CAROTHERS FARMS STACKED FLATS A CONDOMINIUM DEVELOPMENT SITE PLAN EXHIBIT LOT 384 - CAROTHERS CROSSING, PHASE 7, SECTION 2 828 GOSWELL DRIVE NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE	H & H LAND SURVEYING, INC. 612 A FITZHUGH BLVD. SMYRNA, TENNESSEE 37167 PHONE: (615) 831-0756

EXHIBIT "3"

"EXHIBIT E"

ALLOCATION OF INTERESTS AND VOTES

Unit Number		Unit % of Common Elements		Number of Votes
		Building (lot) 137		
1		1.92%		1
2		1.92%		1
3		1.92%		1
4		1.92%		1
		Building I		
101		1.92%		1
102		1.92%		1
103		1.92%		1
201		1.92%		1
202		1.92%		1
203		1.92%		1
		Building (lot) 162		
101		1.92%		1
102		1.92%		1
103		1.92%		1
201		1.92%		1
202		1.92%		1
		Building (lot) 184		
101		1.92%		1
102		1.92%		1
103		1.92%		1
201		1.92%		1
202		1.92%		1
203		1.92%		1
		Building (lot) 185		
101		1.92%		1
102		1.92%		1
103		1.92%		1

201		1.92%		1
202		1.92%		1
		Building (lot) 382		
101		1.92%		1
102		1.92%		1
103		1.92%		1
104		1.92%		1
201		1.92%		1
202		1.92%		1
203		1.92%		1
204		1.92%		1
		Building (lot) 383		
101		1.92%		1
102		1.92%		1
103		1.92%		1
104		1.92%		1
201		1.92%		1
202		1.92%		1
203		1.92%		1
204		1.92%		1
		Building (lot) 384		
003		1.92%		1
004		1.92%		1
101		1.92%		1
102		1.92%		1
103		1.92%		1
104		1.92%		1
201		1.92%		1
202		1.92%		1
203		1.92%		1
204		1.92%		1
TOTAL		100.00%		52

NOTE: AS SET FORTH IN SECTION 2.06 OF THE DECLARATION, THE PERCENTAGES LISTED HEREON WITH RESPECT TO THE UNITS ARE SUBJECT TO CHANGE UPON THE ANNEXATION OF ADDITIONAL PROPERTY TO THE CONDOMINIUM.