Karen Johnson Davidson County
Batch# 763420 DEEDMAST
11/30/2021 01:21:46 PM 12 pgs
Fees: $62.00 Taxes: $0.00

20211130-0158066

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

# EIGHTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS (ANNEXING BUILDINGS 385)

THIS EIGHTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS ("Eighth 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 385 Property") and further desires to subject said Building 385 Property to the covenants, conditions, and restrictions of the Condominium Declaration; and

WHEREAS, said Building 385 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 385 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 385 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 385 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 Eighth 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

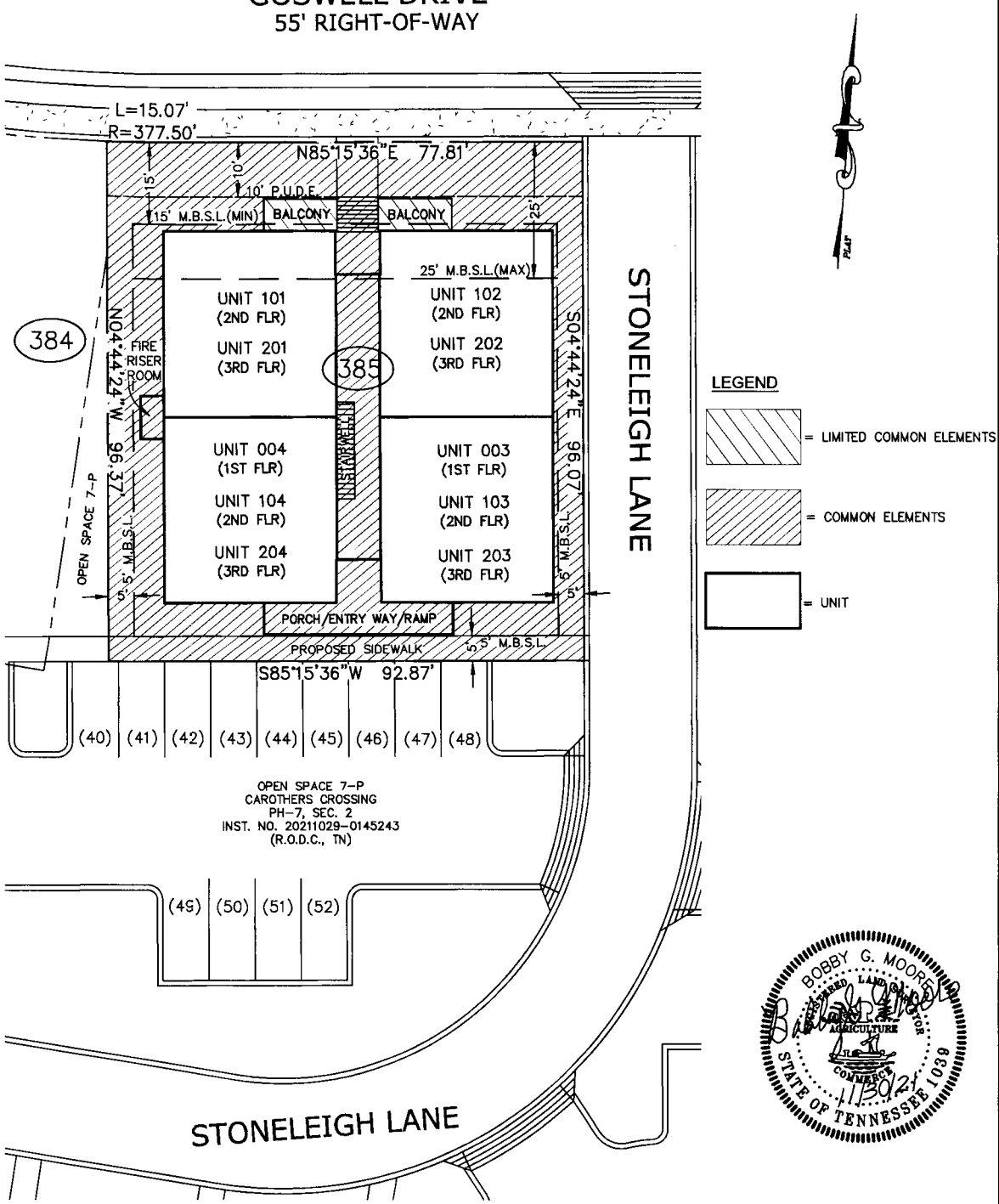
Land in Davidson County, Tennessee, being Lot No. 385 as shown on the Final Plat of Carothers Crossing, Phase 7, Section 2, of record in Instrument No. 20211029-0145243, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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]

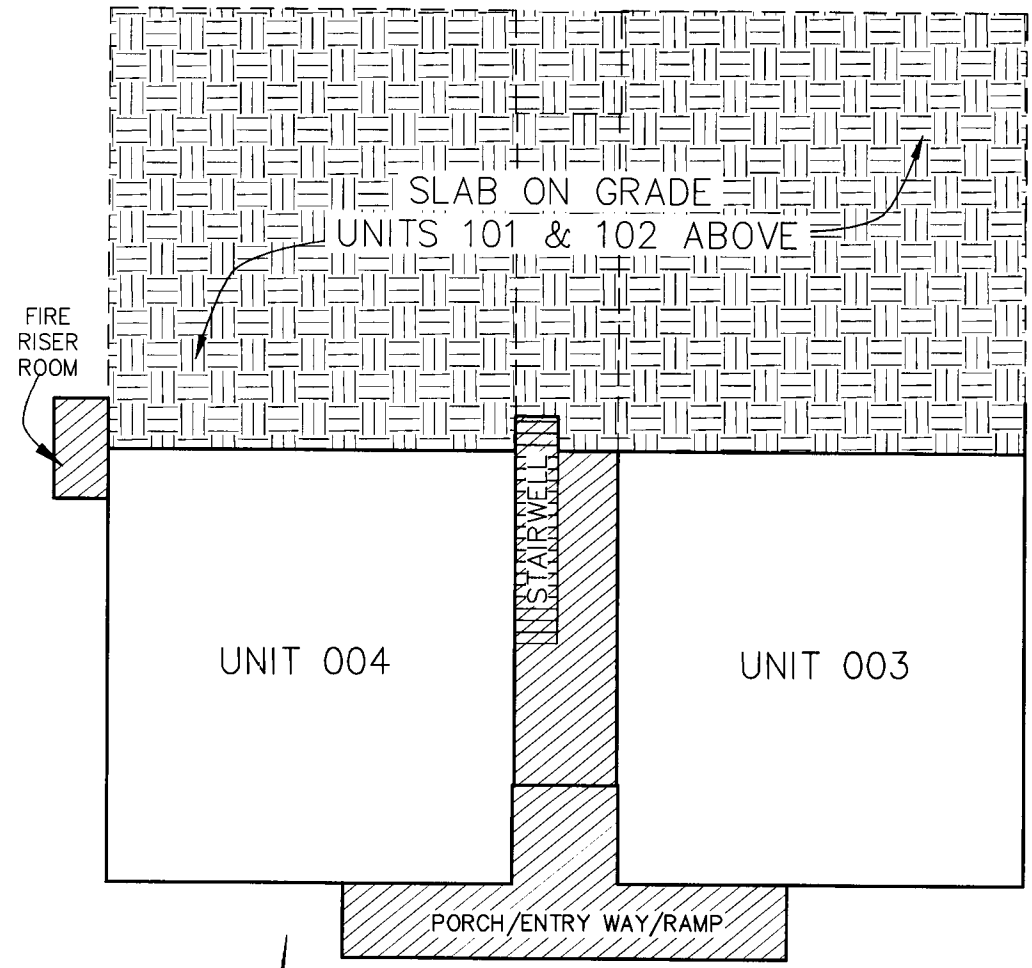



OWNER: REGENT HOMES, LLC
ADDRESS: 832 GOSWELL DRIVE
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #385 SUBD. CAROTHERS CROSSING PH: 7 SEC: 2
RECORD: PL-20211029-0145243- (R.O.D.C., TN)
SCALE: 1"=20' DATE: NOVEMBER 30, 2021
PARCEL ID: 188100A38500CO
AREA: 8,924 Sq.Ft.± Or 0.205 Ac.±

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

0' 10' 20' 40'
SCALE: 1" = 20'

| | | |
|---|---|---|
| DWN. BY: MAF<br>CKD. BY: MVH<br>DATE: 11/30/2021<br>SCALE 1"=20'<br><br>JOB NO. 2021-0528<br>SHEET 1 OF 4 | CAROTHERS FARMS STACKED FLATS<br>A CONDOMINIUM DEVELOPMENT<br>SITE PLAN EXHIBIT<br>LOT 385 - CAROTHERS CROSSING, PHASE 7, SECTION 2<br>832 GOSWELL DRIVE<br>NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE | H & H LAND SURVEYING, INC.<br>612 A FITZHUGH BLVD.<br>SMYRNA, TENNESSEE 37167<br>PHONE: (615) 831-0756 |




## FIRST FLOOR

## LEGEND

= COMMON ELEMENTS

= UNIT

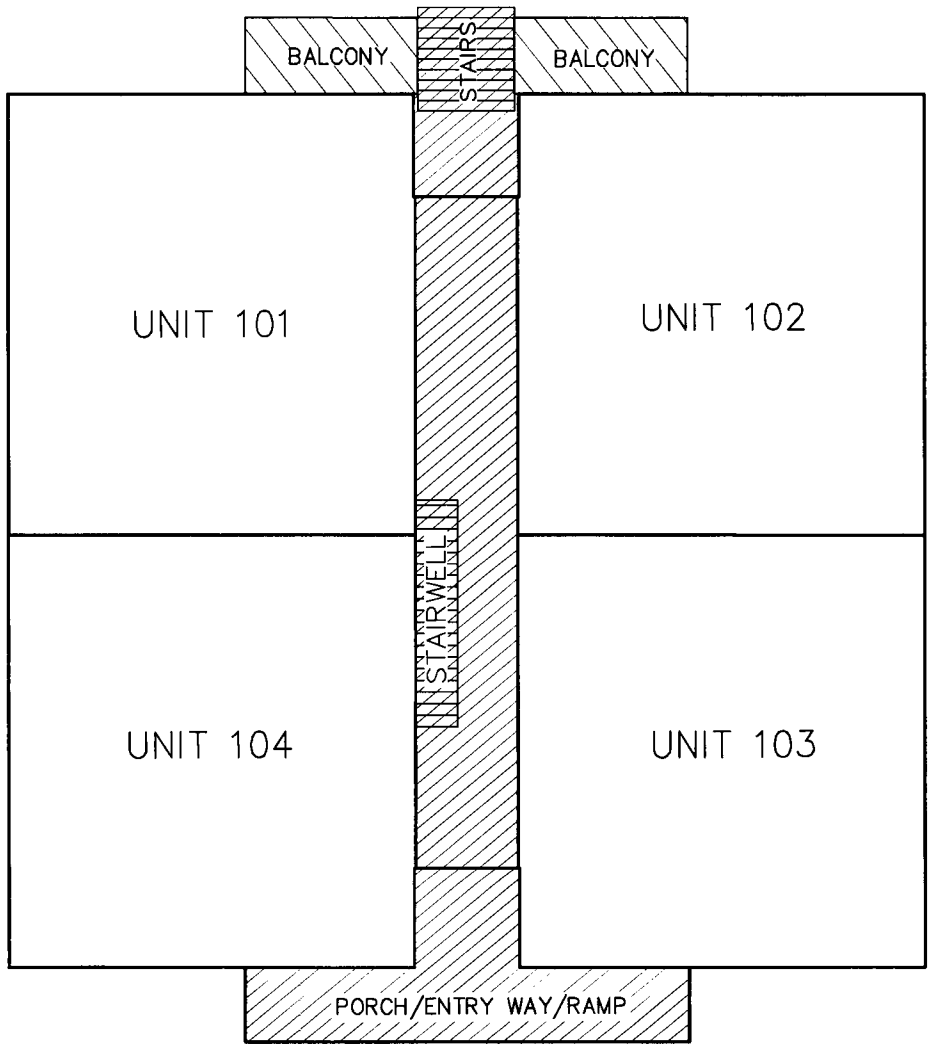
= SLAB ON GRADE / UNITS 101 & 102 ABOVE (NO FIRST FLOOR UNITS)

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

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

*OWNER: REGENT HOMES, LLC*
*ADDRESS: 832 GOSWELL DRIVE*
*CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE*
*LOT #385 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: 188100A38500CO*
*AREA: 8,924 Sq.Ft.± Or 0.205 Ac.±*

| | | |
|---|---|---|
| DWN. BY: MAF<br>CKD. BY: MVH<br>DATE: 11/30/2021<br>SCALE 1"=10'<br><br>JOB NO. 2021-0528<br>SHEET 2 OF 4 | *CAROTHERS FARMS STACKED FLATS*<br>*A CONDOMINIUM DEVELOPMENT*<br>*SITE PLAN EXHIBIT*<br>*LOT 385 - CAROTHERS CROSSING, PHASE 7, SECTION 2*<br>*832 GOSWELL DRIVE*<br>*NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE* | H & H LAND SURVEYING, INC.<br>*612 A FITZHUGH BLVD.*<br>*SMYRNA, TENNESSEE 37167*<br>*PHONE: (615) 831-0756* |




## SECOND FLOOR



## LEGEND

= LIMITED COMMON ELEMENTS

= COMMON ELEMENTS

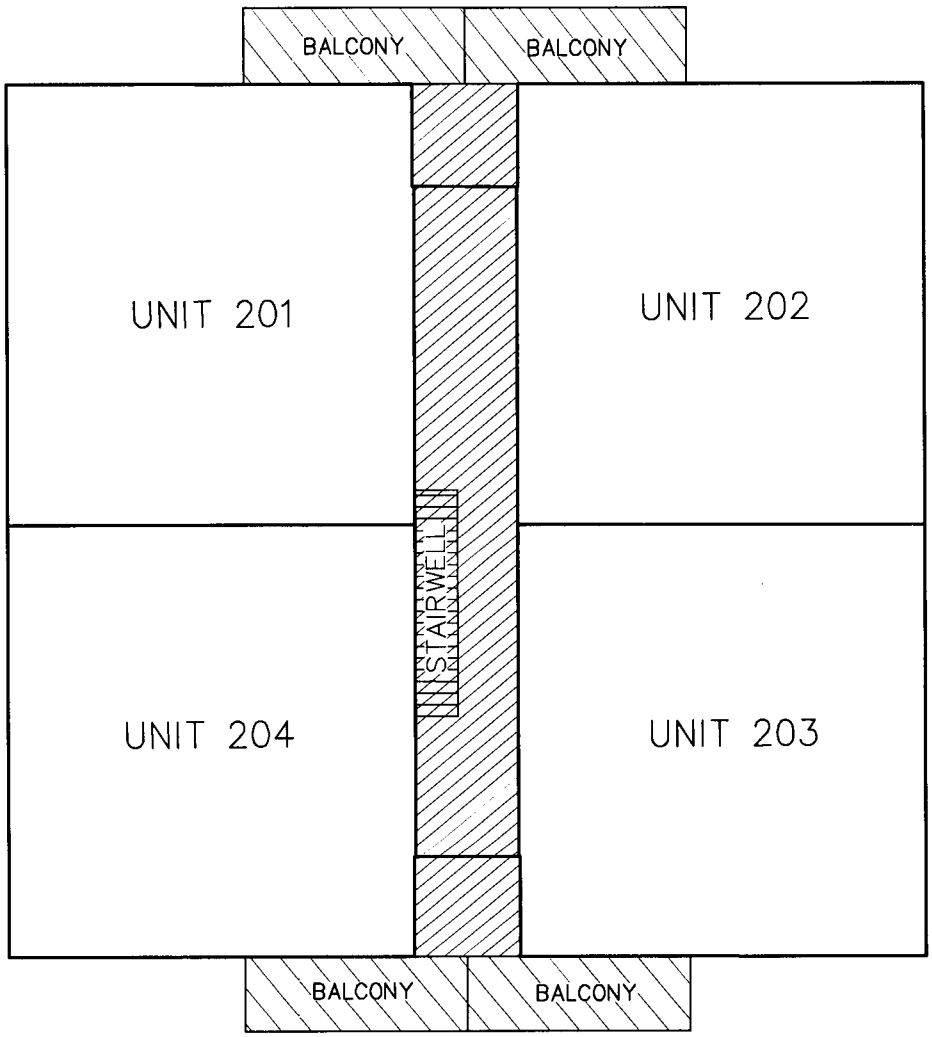
= UNIT

OWNER: REGENT HOMES, LLC
ADDRESS: 832 GOSWELL DRIVE
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #385 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: 188100A38500CO
AREA: 8,924 Sq.Ft.± Or 0.205 Ac.±

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

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

| | | |
|---|---|---|
| DWN. BY: MAF<br>CKD. BY: MVH<br>DATE: 11/30/2021<br>SCALE 1"=10'<br><br>JOB NO. 2021-0528<br>SHEET 3 OF 4 | CAROTHERS FARMS STACKED FLATS<br>A CONDOMINIUM DEVELOPMENT<br>SITE PLAN EXHIBIT<br>LOT 385 - CAROTHERS CROSSING, PHASE 7, SECTION 2<br>832 GOSWELL DRIVE<br>NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE | H & H LAND SURVEYING, INC.<br>612 A FITZHUGH BLVD.<br>SMYRNA, TENNESSEE 37167<br>PHONE: (615) 831-0756 |




## THIRD FLOOR




## LEGEND

= LIMITED COMMON ELEMENTS

= COMMON ELEMENTS

= UNIT

OWNER: REGENT HOMES, LLC
ADDRESS: 832 GOSWELL DRIVE
CITY: NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE
LOT #385 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: 188100A38500CO
AREA: 8,924 Sq.Ft.± Or 0.205 Ac.±

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

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

| | | |
|---|---|---|
| DWN. BY: MAF<br>CKD. BY: MVH<br>DATE: 11/30/2021<br>SCALE 1"=10'<br><br>JOB NO. 2021-0528<br>SHEET 4 OF 4 | CAROTHERS FARMS STACKED FLATS<br>A CONDOMINIUM DEVELOPMENT<br>SITE PLAN EXHIBIT<br>LOT 385 - CAROTHERS CROSSING, PHASE 7, SECTION 2<br>832 GOSWELL DRIVE<br>NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE | H & H LAND SURVEYING, INC.<br>612 A FITZHUGH BLVD.<br>SMYRNA, TENNESSEE 37167<br>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 | | 1.61% | | 1 |
| 2 | | 1.61% | | 1 |
| 3 | | 1.61% | | 1 |
| 4 | | 1.61% | | 1 |
| | | **Building I** | | |
| 101 | | 1.61% | | 1 |
| 102 | | 1.61% | | 1 |
| 103 | | 1.61% | | 1 |
| 201 | | 1.61% | | 1 |
| 202 | | 1.61% | | 1 |
| 203 | | 1.61% | | 1 |
| | | **Building (lot) 162** | | |
| 101 | | 1.61% | | 1 |
| 102 | | 1.61% | | 1 |
| 103 | | 1.61% | | 1 |
| 201 | | 1.61% | | 1 |
| 202 | | 1.61% | | 1 |
| | | **Building (lot) 184** | | |
| 101 | | 1.61% | | 1 |
| 102 | | 1.61% | | 1 |
| 103 | | 1.61% | | 1 |
| 201 | | 1.61% | | 1 |
| 202 | | 1.61% | | 1 |
| 203 | | 1.61% | | 1 |
| | | **Building (lot) 185** | | |
| 101 | | 1.61% | | 1 |
| 102 | | 1.61% | | 1 |
| 103 | | 1.61% | | 1 |

| | | | | |
|---|---|---|---|---|
| 201 | | 1.61% | | 1 |
| 202 | | 1.61% | | 1 |
| | | Building (lot) 382 | | |
| 101 | | 1.61% | | 1 |
| 102 | | 1.61% | | 1 |
| 103 | | 1.61% | | 1 |
| 104 | | 1.61% | | 1 |
| 201 | | 1.61% | | 1 |
| 202 | | 1.61% | | 1 |
| 203 | | 1.61% | | 1 |
| 204 | | 1.61% | | 1 |
| | | Building (lot) 383 | | |
| 101 | | 1.61% | | 1 |
| 102 | | 1.61% | | 1 |
| 103 | | 1.61% | | 1 |
| 104 | | 1.61% | | 1 |
| 201 | | 1.61% | | 1 |
| 202 | | 1.61% | | 1 |
| 203 | | 1.61% | | 1 |
| 204 | | 1.61% | | 1 |
| | | Building (lot) 384 | | |
| 003 | | 1.61% | | 1 |
| 004 | | 1.61% | | 1 |
| 101 | | 1.61% | | 1 |
| 102 | | 1.61% | | 1 |
| 103 | | 1.61% | | 1 |
| 104 | | 1.61% | | 1 |
| 201 | | 1.61% | | 1 |
| 202 | | 1.61% | | 1 |
| 203 | | 1.61% | | 1 |
| 204 | | 1.61% | | 1 |
| | | Building (lot) 385 | | |
| 003 | | 1.61% | | 1 |
| 004 | | 1.61% | | 1 |
| 101 | | 1.61% | | 1 |
| 102 | | 1.61% | | 1 |

| | | | | |
|---|---|---|---|---|
| 103 | | 1.61% | | 1 |
| 104 | | 1.61% | | 1 |
| 201 | | 1.61% | | 1 |
| 202 | | 1.61% | | 1 |
| 203 | | 1.61% | | 1 |
| 204 | | 1.61% | | 1 |
| | | | | |
| | | | | |
| TOTAL | | 100.00% | | 62 |
| | | | | |
| | | | | |

**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.**