Karen Johnson Davidson County
Batch# 781708 DEEDMAST
12/30/2021 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211230-0171596

This Instrument was prepared by:
Guaranty Title & Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

First Amendment
For Declaration of Covenants, Conditions and Restrictions for Lanier Park Townhomes

Whereas, the Declaration of Covenants, Conditions and Restrictions for Lanier Park Townhomes is recorded as Instrument No. 20080804-0079771 Register's Office for Davidson County Tennessee, and

Whereas, the Developer, Affordable Housing Resources, Inc, wishes to amend the Declaration of Covenants, Conditions and Restrictions to add Phase III to Lanier Park Townhomes.

Now therefore, the Developer amends the Declaration of Covenants, Conditions and Restrictions for Lanier Park Townhomes as follows:

1) By submitting the real property described in Exhibit "B" attached hereto as Lanier Park, Phase III, together with all buildings, improvements and other permanent fixtures located thereon to the provisions of the Horizontal property act of the State of Tennessee as Lanier Park Townhomes, Phase III.

2) By amending paragraph 11(d) Common Expenses and Assessments for Phase III the initial capital assessment is $300.00 and the initial annual assessment will be $1,680.00. Future assessments are to be adjusted as provided in the Declaration for existing phase(s)

This the 15th day of December, 2021.

Affordable Housing Resources, Inc.

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared DAN GATON with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Director of Development of Affordable Housing Resources, Inc., and that he/she as such Director of Development executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2021.

BARBARA A HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Commission expires: _____ Notary Public

OWNER:
AFFORDABLE HOUSING RESOURCES

ADDRESS: 0 & 1900 LOMBARDIA LANE

MADISON, DAVIDSON CO, TN 37116

SW CORNER LENA BELLE DR & OLD HICKORY BLVD
SE CORNER LENA BELLE DR & OLD HICKORY BLVD

PARCEL ID: MAP 43-14 PARCEL 65 & 67

DB 20010420 0039323

DATE: 12-10-2021

DA JOB NUMBER: 01034

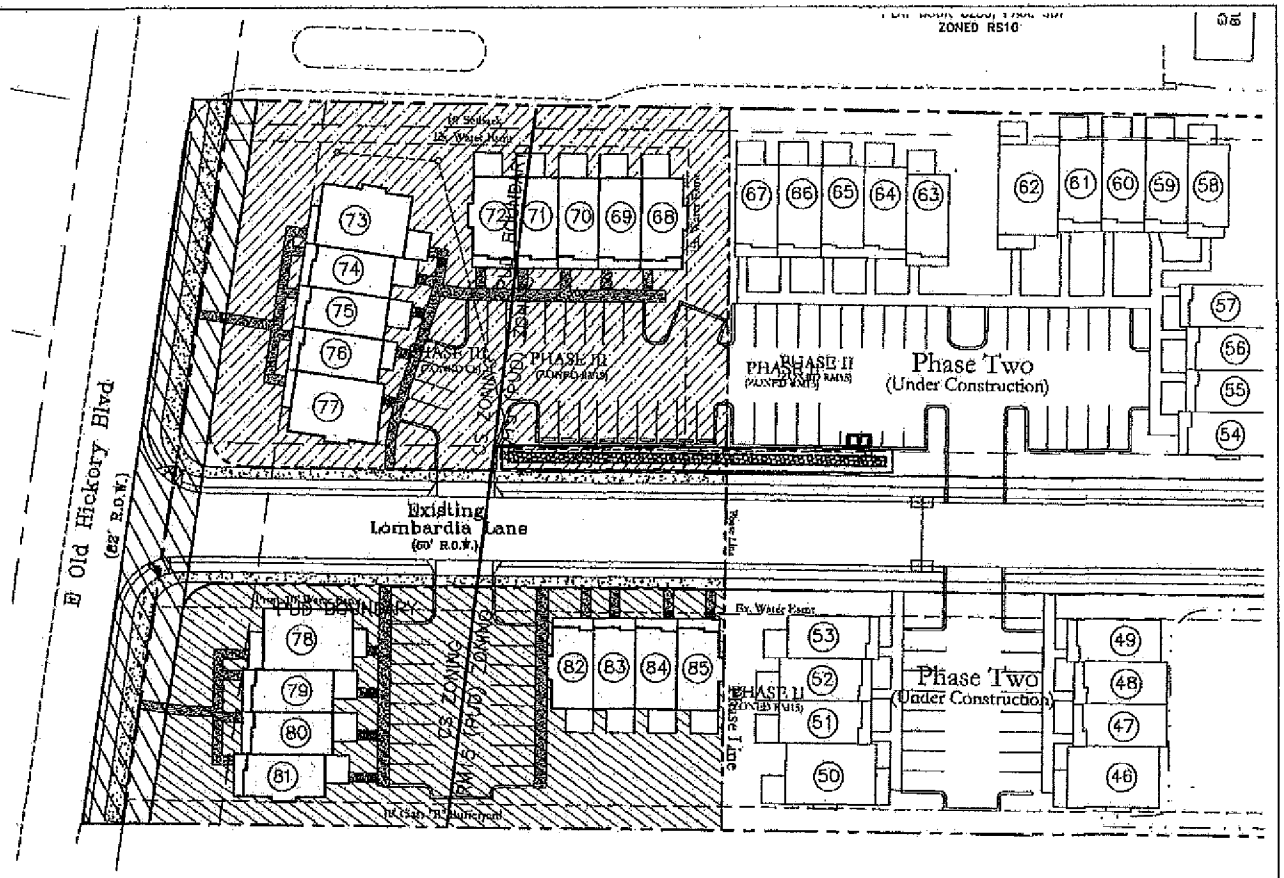
THIS DRAWING SHOULD NOT BE REPRESENTED TO BE A LAND SURVEY. IT SHOULD NOT BE RELIED UPON FOR THE CONSTRUCTION OF FENCES OR ESTABLISHING THE EXACT LOCATION OF PROPERTY LINES.

NO CORNERS WERE SET OR RESET AT THE TIME OF THIS INSPECTION.

THIS SITE HAS NOT BEEN FIELD RAN BY A SURVEY CREW. BOUNDARIES ARE APPROXIMATE.

"EXHIBIT B"

Private Element
R.O.W. Dedication
Common Element
Denotes to Unit Number



CHRISTOPHER GARRIGAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 001101726
STATE OF TENNESSEE

12/10/21

LANIER PARK (0 & 1900 LOMBARDIA LANE)
A HORIZONTAL PROPERTY REGIME
WITH PRIVATE ELEMENTS

60 0 60
Scale 1" = 60'

Dale & Associates
Consulting Civil Engineering/Land Planning & Zoning
Landscape Architecture/Surveying
516 Heather Place Nashville, Tn 37204 (615) 297-5166

20211230017159

I, Kelsie Holloway do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/15/2021 (date of document).

Kelsie Holloway

Affiant Signature

12/23/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23 day of December, 2021.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

