Karen Johnson Davidson County
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Fees: $82.00 Taxes: $0.00
20220421-0046291

THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
P. O. Box 198985
Nashville, Tennessee 37201

**THIRD SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THORNTON GROVE**

**AND**

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THORNTON GROVE TOWNHOMES A TOWNHOME PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS) (ANNEXING PHASE 2B TOWNHOME PROPERTY)**

THIS THIRD SUPPLEMENT ("Third Supplement") TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THORNTON GROVE AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THORNTON GROVE TOWNHOMES A TOWNHOME PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS) (ANNEXING PHASE 2B TOWNHOME PROPERTY) is entered into and made effective as of the 12th day of April, 2022, by Thornton Grove Green, LLC, a Delaware limited liability company (hereinafter referred to as the "Declarant").

**WITNESSETH:**

**WHEREAS,** Declarant previously established certain covenants, conditions, and restrictions for property located in Nashville, Davidson County, Tennessee, by which the Declarant created the Thornton Grove Subdivision (hereinafter referred to as "Thornton Grove" or the "Subdivision"), pursuant to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove And Declaration Of Covenants, Conditions And Restrictions For Thornton Grove Townhomes (the "Original Declaration"), of record in Instrument No. 20200608-0058652, in the Register's Office for Davidson County, Tennessee (the "Register's Office"); as supplemented and amended by the First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes A Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, in said Register's Office (the "First Supplement and Amendment"); as supplemented by the Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes A Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 2A), of record in Instrument No. 202109240128409, in said Register's Office (the "Second Supplement ; the Original Declaration together with the First Supplement and Amendment and the Second Supplement may be collectively referred to as the "Declaration"); and

**WHEREAS**, pursuant to Article VIII, Section 1 of said Declaration, Declarant desires to annex and subject certain additional real property to the Declaration; said property being more particularly described in Exhibit 1 attached hereto (the "Phase 2B Townhome Property"); and

**NOW THEREFORE**, the Declaration is hereby supplemented and amended as follows:

1. The Declaration shall be and hereby is supplemented for purposes of annexing the Phase 2B Townhome Property, as more particularly described on Exhibit 1 and shown on Exhibit 2 attached hereto, to the Subdivision and subjecting said Phase 2B Townhome Property to the covenants, conditions, and restrictions of the Declaration as may be supplemented and amended from time to time.

2. All other items not heretofore amended shall remain in full force and effect.

**[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, the undersigned, on behalf of the Declarant, has executed this Third Supplement as of the day and year first above written.

**DECLARANT:**

**Thornton Grove Green, LLC,**
a Delaware limited liability company

By: _____
Rajesh Menon, Authorized Signatory

STATE OF CONNECTICUT )
)
COUNTY OF FAIRFIELD )

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Rajesh Menon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Thornton Grove Green, LLC, a Delaware limited liability company, the within named bargainor, and that he, as the Authorized Signatory of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Signatory.

WITNESS my hand and official seal at Greenwich, Connecticut, this 12th day of April, 2022.

_____
NOTARY PUBLIC

My commission expires: Nicole Lamoreaux
NOTARY PUBLIC
State of Connecticut
My Commission Expires 5/31/23

# EXHIBIT 1

## "Exhibit B-2"

## LEGAL DESCRIPTION FOR PHASE 2B TOWNHOME PROPERTY

Land situated in the 3rd Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate centerline intersection of Thornton Grove Boulevard and Sapgate Lane, thence southerly direction a distance of 35.2+/- feet to an iron rod found, by Dale and Associates, at the southeast corner of lot 153 on the final plat of Thornton Grove PUD, Phase 2A, of record in instrument number, 20210908-0120324, in the Register's Office for Davidson County (R.O.D.C., TN), on the westerly margin of Thornton Grove Boulevard, at approximate Tennessee state plane coordinate of, N:699,733.02 E:1,737,594.36, and being the point of beginning of herein described land.

thence with the westerly margin of Thornton Grove Boulevard, with a curve turning to the left with an arc length of 50.01 feet, with a radius of 876.00 feet, with a chord bearing of South 19°48'51" East, with a chord length of 50.00 feet to a 5/8" iron rod found, by Dale and Associates, to the northeast corner of lot 152;

thence with the northerly line of lot 152, South 68°33'02" West, a distance of 100.00 feet to a 5/8" iron rod found, by Dale and Associates;

with the rear lines of lot 152 thru 142 for the next six (6) calls;
thence, South 22°31'55" East, a distance of 36.88 feet to a 5/8" iron rod found, by Dale and Associates;
thence, South 23°36'52" East, a distance of 316.90 feet to a 5/8" iron rod found, by Dale and Associates;
thence, South 23°13'17" East, a distance of 58.80 feet to a 5/8" iron rod found, by Dale and Associates;
thence, South 30°55'42" East, a distance of 58.58 feet to a 5/8" iron rod found, by Dale and Associates;
thence, South 35°42'16" East, a distance of 58.58 feet to a 5/8" iron rod found, by Dale and Associates;
thence, South 40°29'24" East, a distance of 50.50 feet to a 5/8" iron rod found, by Dale and Associates at the northerly most corner of the open space being parcel 900;

with the rear lines of open space being parcel 900 for the next three (3) calls;
thence, South 38°19'26" West, a distance of 25.98 feet to a 5/8" iron rod found, by Dale and Associates;
thence, South 07°42'59" East, a distance of 103.58 feet to a 5/8" iron rod found, by Dale and Associates;
thence, South 44°26'07" East, a distance of 51.42 feet to a 5/8" iron rod found, by Dale and Associates to the rear of lot 92, on the final plat of Thornton Grove PUD, Phase 1B & 1C, of record in instrument number, 20200828-0097695, R.O.D.C., TN;

thence with the rear of lots 92 thru 89, South 28°27'47" West, a distance of 200.00 feet to a 5/8" iron rod found, by Dale and Associates at the southwest corner of lot 89 & the northerly line of proposed lot 173;

thence, North 61°32'13" West, a distance of 15.00 feet to a 5/8" iron rod set by Dale and Associates, to the northwest corner of proposed lot 173;
thence, South 28°27'47" West, a distance of 50.00 feet to a 5/8" iron rod set by Dale and Associates to the southwest corner of proposed lot 173;
thence, South 61°32'13" East, a distance of 15.00 feet to a 5/8" iron rod set by Dale and Associates to the northwest corner of proposed lot 174;
thence, South 28°27'47" West, a distance of 50.00 feet to a 5/8" iron rod set by Dale and Associates to the southwest corner of proposed lot 174;

thence with said line, South 61°32'13" East, a distance of 101.01 feet to a 5/8" iron rod set by Dale and Associates to the southeast corner of proposed lot 174 on the westerly margin of Winterberry Drive;

with the westerly margin of Winterberry Drive for the next three (3) calls;
thence, South 28°27'47" West, a distance of 24.41 feet to a 5/8" iron rod found, by Dale and Associates;
thence with a curve turning to the right with an arc length of 24.16 feet, with a radius of 25.00 feet, with a chord bearing of South 56°09'05" West, with a chord length of 23.23 feet to a 5/8" iron rod found, by Dale and Associates;
thence with a reverse curve turning to the left with an arc length of 162.44 feet, with a radius of 63.00 feet, with a chord bearing of South 09°58'24" West, with a chord length of 121.04 feet to a 5/8" iron rod found, by Dale and Associates, to the northwest corner of parcel 905 on the final plat of Thornton Grove PUD, Phase 1B & 1C, of record in instrument number, 20200828-0097695, R.O.D.C., TN;

thence with said line, South 07°03'24" West, a distance of 132.98 feet to a 5/8" iron rod found, by Dale and Associates to the northerly line of lot 2 on the final plat of section Briley Parkway Business Center, of record in Plat Book 9700, Page 321, R.O.D.C., TN;

thence with said line, North 82°56'36" West, a distance of 146.45 feet to a concrete highway monument found on the easterly margin of interstate 24;

thence, North 13°06'52" West, a distance of 618.38 feet to a concrete highway monument found on the easterly margin of interstate 24;

thence, North 19°02'41" West, a distance of 203.58 feet tto a concrete highway monument found on the easterly margin of interstate 24;

thence, North 19°41'02" West, a distance of 560.91 feet to a 5/8" iron rod found, by Dale and Associates on the easterly margin of interstate 24 at the southwest corner of future phase of record in instrument number 20191017-0106509, R.O.D.C., TN;

thence, North 70°18'58" East, a distance of 333.44 feet to a 5/8" iron rod found, by Dale and Associates at the westerly line of lot 155, on the final plat of Thornton Grove PUD, Phase 2A, of record in instrument number, 20210908-0120324, R.O.D.C., TN;

with the westerly line of lots 155 thru 153 for the next three (3) calls;
thence, South 10°00'07" East, a distance of 22.15 feet to a 5/8" iron rod found, by Dale and Associates;
thence, South 13°16'22" East, a distance of 55.88 feet to a 5/8" iron rod found, by Dale and Associates;
thence, South 16°32'36" East, a distance of 55.88 feet to a 5/8" iron rod found, by Dale and Associates to the southwesterly corner of lot 152;

thence with said line, North 71°49'16" East, a distance of 103.00 feet to the point of beginning of herein described land, having an area of 450887.39 square feet or 10.35 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 10, 2022, and is based on survey work conducted by Dale and Associates in February of 2018 and last revised July of 2022 under Project Number 16065;

Being the same property conveyed by Quitclaim deed to Thornton Grove Green, LLC, Delaware limited liability company from Thornton Grove Green, LLC, Delaware limited liability company, dated September 30, 2019, of record in Instrument Number 20191017-0106509, R.O.D.C., TN.

# EXHIBIT 2

## "Exhibit B-3"

## SITE PLAN FOR PHASE 2B TOWNHOME PROPERTY

[SEE ATTACHED]

OWNER: THORNTON GROVE GREEN, LLC

DEED: INST# 20191017-0106509

ADDRESS: 3500 BRICK CHURCH PIKE NASHVILLE, TN 37207

TAX MAP 50, PARCEL 129

THORNTON GROVE PUD PHASE 2B

DATE: 3-29-2022

DA JOB NUMBER: 16065
PAGE 1 OF 9

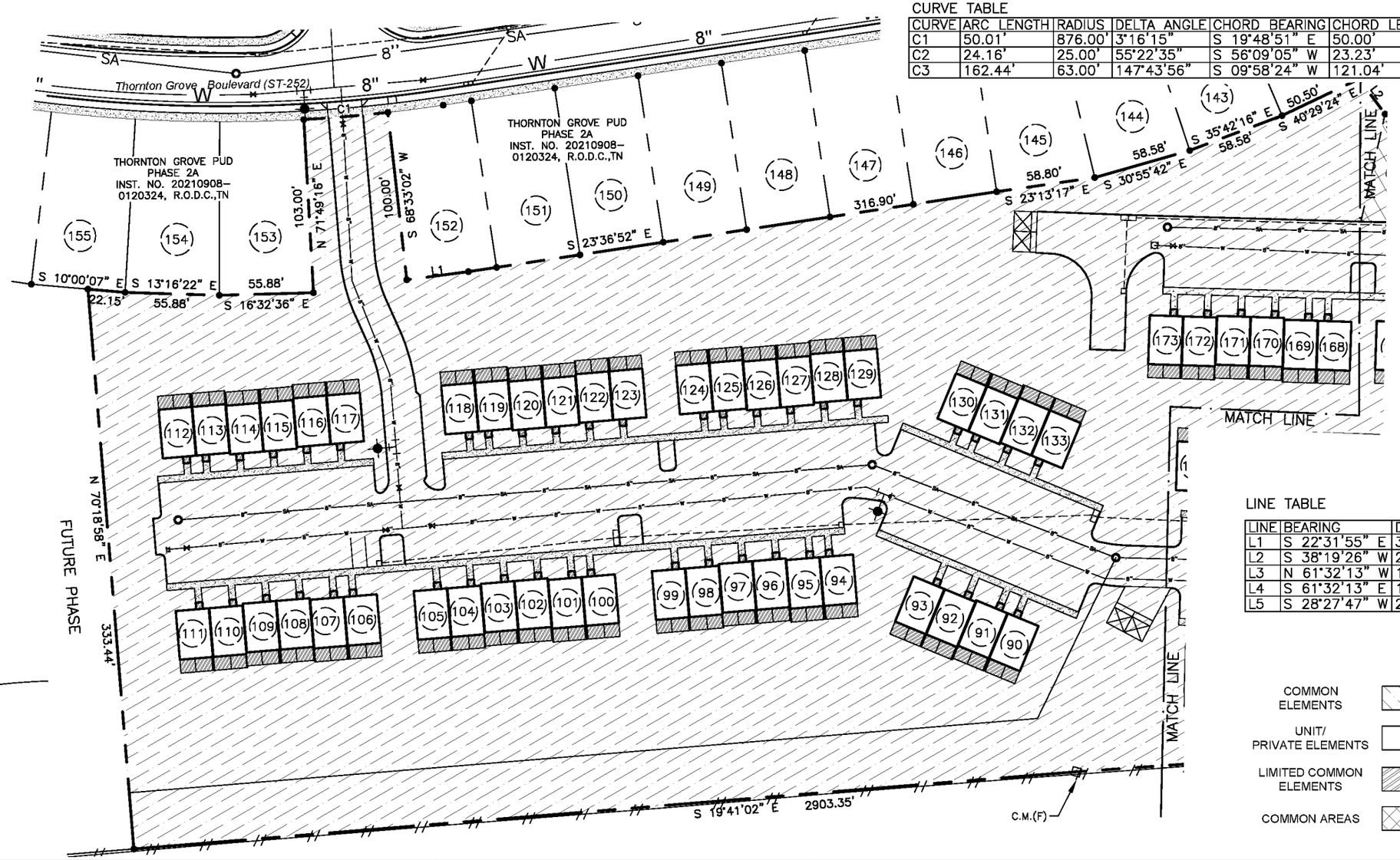
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NO CORNERS WERE SET OR RESET AT THE TIME OF THIS INSPECTION.

"EXHIBIT B-2"

20220421004629

STEVEN C. MATTHEWS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
3/29/22
TENNESSEE NO. 2352




CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 50.01' | 876.00' | 3°16'15" | S 19°48'51" E | 50.00' |
| C2 | 24.16' | 25.00' | 55°22'35" | S 56°09'05" W | 23.23' |
| C3 | 162.44' | 63.00' | 147°43'56" | S 09°58'24" W | 121.04' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 22°31'55" E | 36.88' |
| L2 | S 38°19'26" W | 25.98' |
| L3 | N 61°32'13" W | 15.00' |
| L4 | S 61°32'13" E | 15.00' |
| L5 | S 28°27'47" W | 24.41' |

COMMON ELEMENTS

UNIT/ PRIVATE ELEMENTS

LIMITED COMMON ELEMENTS

COMMON AREAS

# Thornton Grove Phase 2B Horizontal Property Regime

80 0 80

Scale 1" = 80'


Dale & Associates

Consulting Civil Engineering/Land Planning & Zoning
Landscape Architecture/Surveying

516 Heather Place Nashville, Tn 37204 (615) 297-5166

OWNER: THORNTON GROVE GREEN, LLC

DEED: INST# 20191017-0106509

ADDRESS: 3500 BRICK CHURCH PIKE NASHVILLE, TN 37207

TAX MAP 50, PARCEL 129

THORNTON GROVE PUD PHASE 2B

DATE: 3-29-2022

DA JOB NUMBER: 16065
PAGE 2 OF 9

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XVI
AGRICULTURE
COMMERCE
3/29/22
TENNESSEE NO. 2352

20220421004629 1

COMMON ELEMENTS

UNIT/ PRIVATE ELEMENTS

LIMITED COMMON ELEMENTS

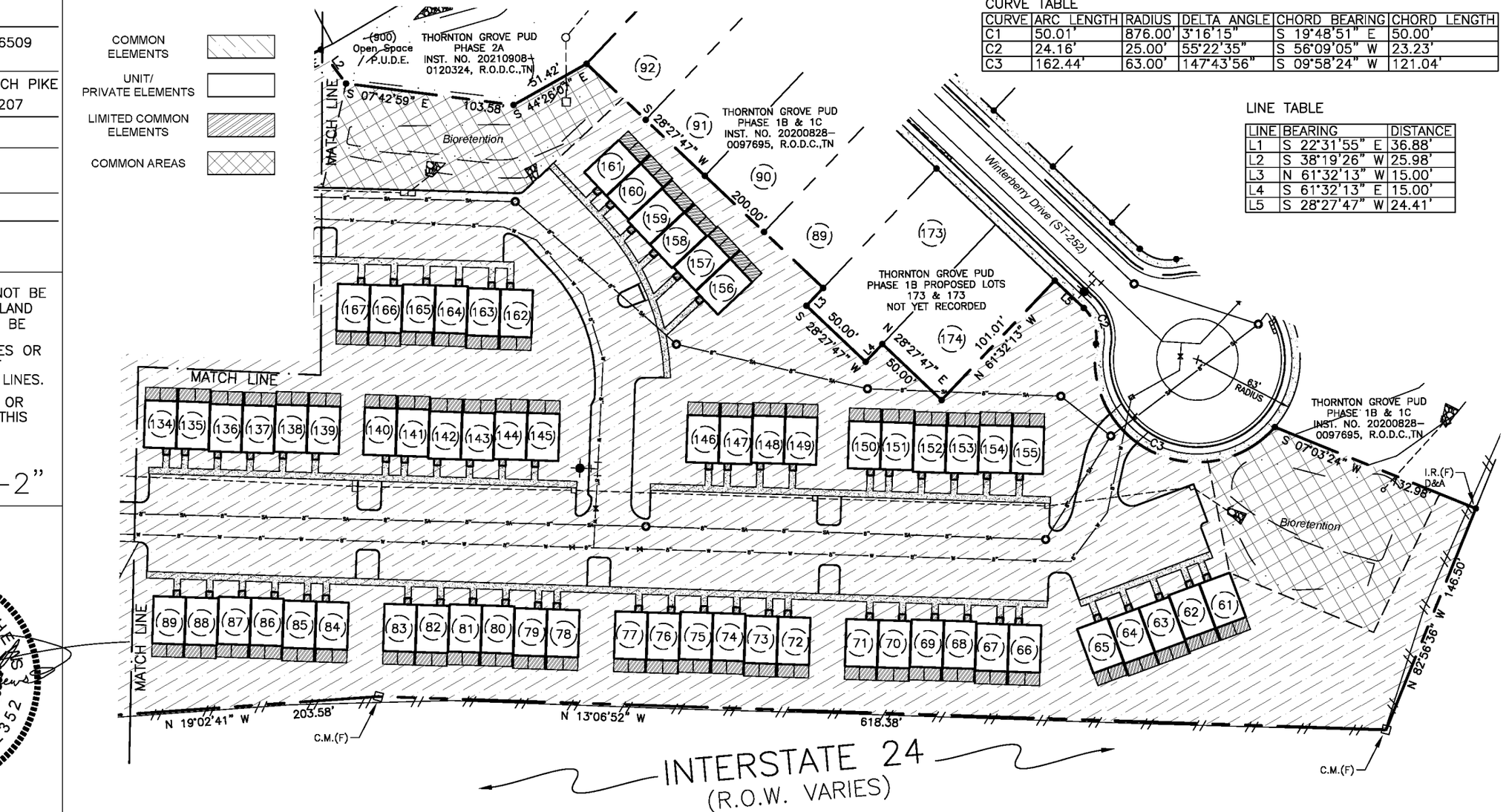
COMMON AREAS

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# Thornton Grove Phase 2B Horizontal Property Regime

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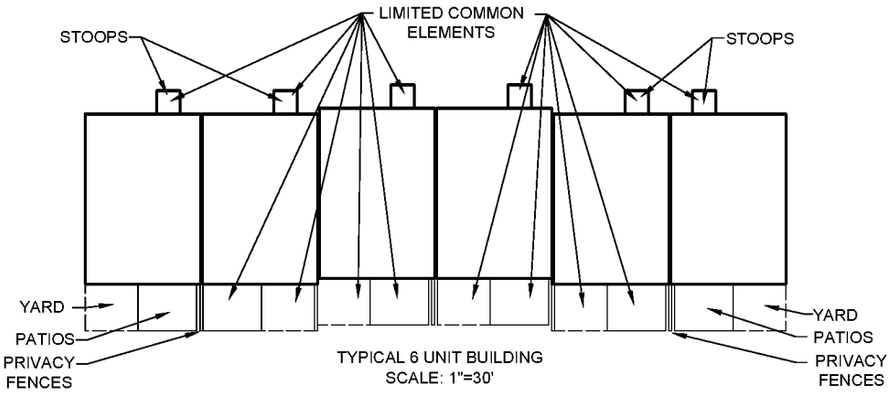
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Dale & Associates

Consulting Civil Engineering/Land Planning & Zoning

Landscape Architecture/Surveying

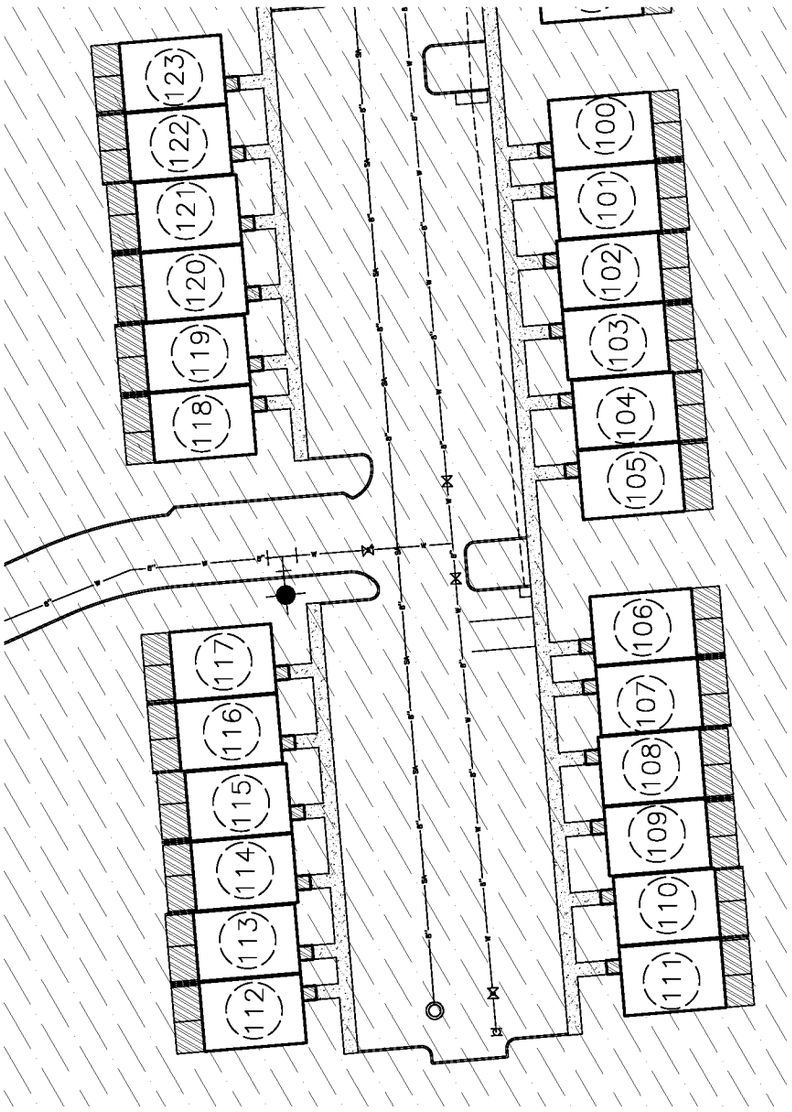
516 Heather Place Nashville, Tn 37204 (615) 297-5166




COMMON ELEMENTS

UNIT/ PRIVATE ELEMENTS

LIMITED COMMON ELEMENTS




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Scale 1" = 50'

# Thornton Grove Phase 2B
# Horizontal Property Regime


Dale & Associates

Consulting Civil Engineering/Land Planning & Zoning
Landscape Architecture/Surveying

516 Heather Place Nashville, Tn 37204 (615) 297-5166


OWNER: THORNTON GROVE GREEN, LLC

DEED: INST# 20191017-0106509

ADDRESS: 3500 BRICK CHURCH PIKE NASHVILLE, TN 37207

TAX MAP 50, PARCEL 129

THORNTON GROVE PUD PHASE 2B

DATE: 3-29-2022

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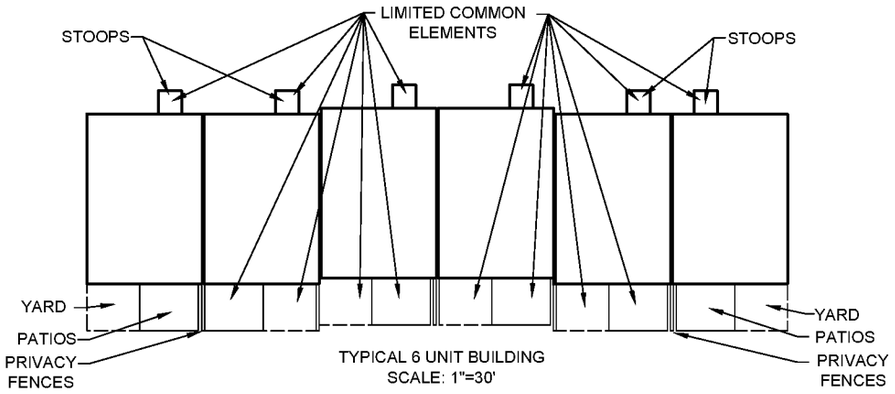
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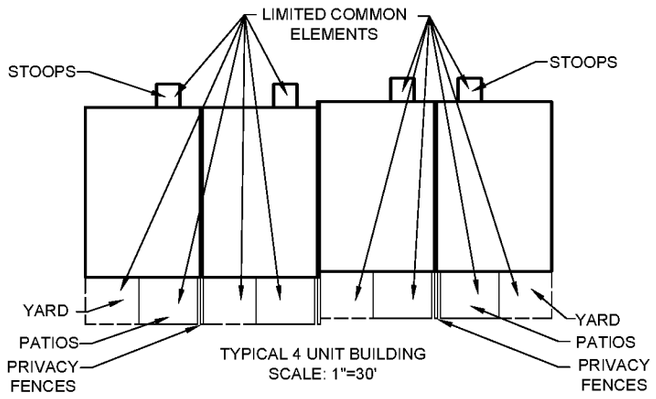
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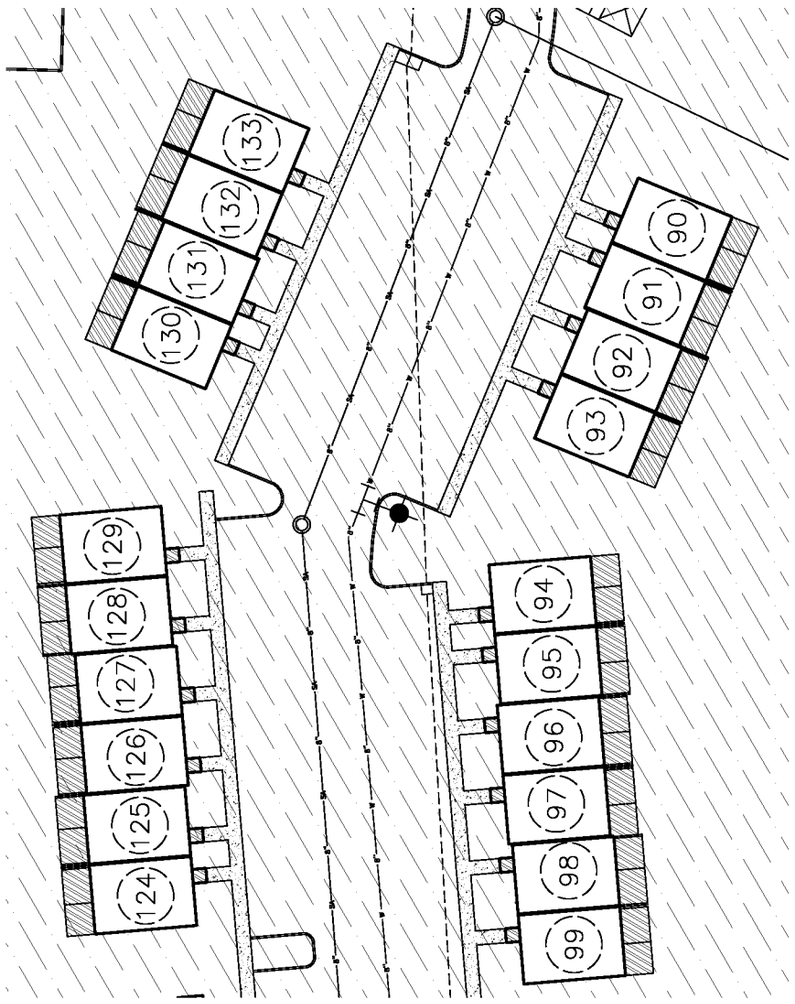
"EXHIBIT B-2"

STEVEN C. MATTHEWS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2352
AGRICULTURE
COMMERCE
3/29/22

202204210046291




50 0 50
Scale 1" = 50'

OWNER: THORNTON GROVE GREEN, LLC

DEED: INST# 20191017-0106509

ADDRESS: 3500 BRICK CHURCH PIKE NASHVILLE, TN 37207

TAX MAP 50, PARCEL 129

THORNTON GROVE PUD PHASE 2B

DATE: 3-29-2022

DA JOB NUMBER: 16065
PAGE 4 OF 8

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TENNESSEE NO. 2352
3/29/22

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

# Thornton Grove Phase 2B
# Horizontal Property Regime

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


50 0 50
Scale 1" = 50'

# Thornton Grove Phase 2B
# Horizontal Property Regime

OWNER: THORNTON GROVE GREEN, LLC

DEED: INST# 20191017-0106509

ADDRESS: 3500 BRICK CHURCH PIKE NASHVILLE, TN 37207

TAX MAP 50, PARCEL 129

THORNTON GROVE PUD PHASE 2B

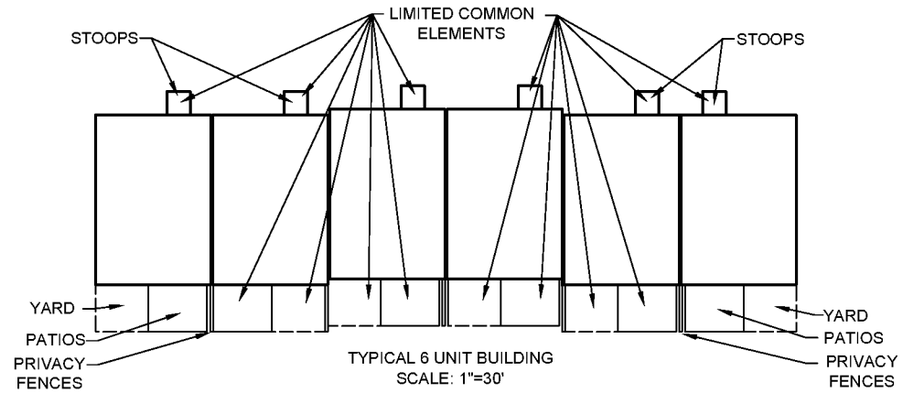
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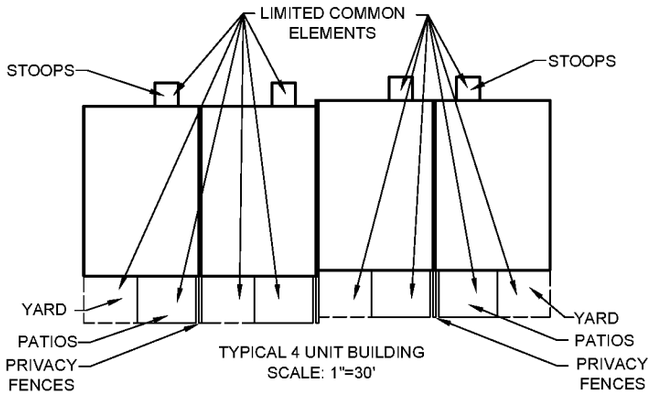
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PAGE 5 OF 9

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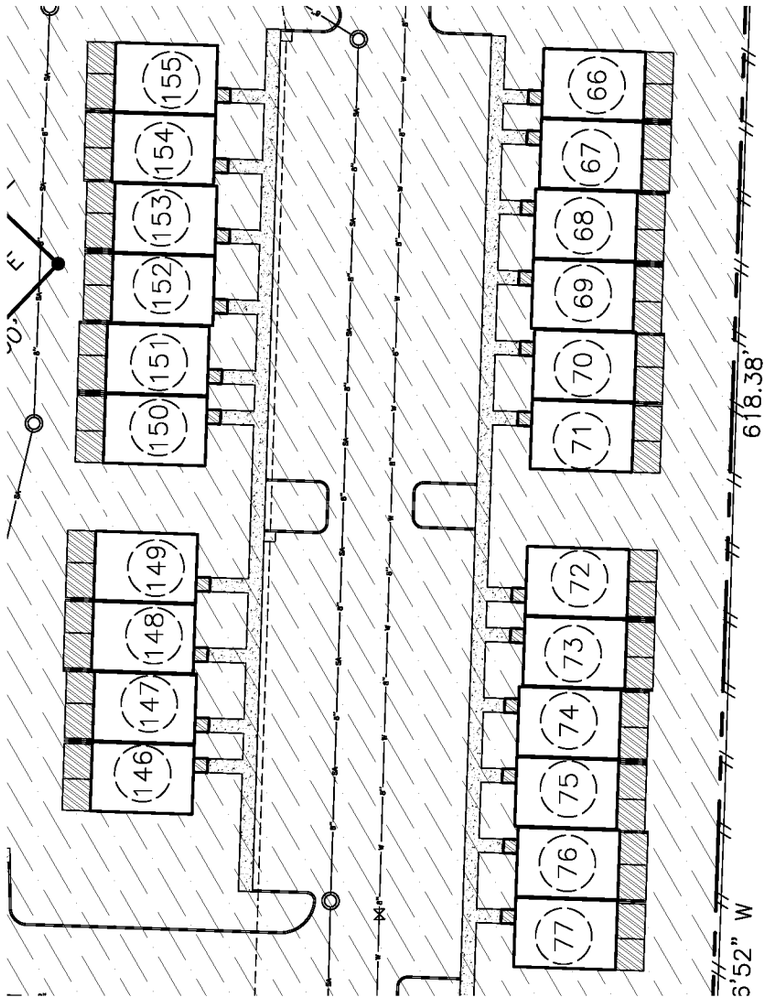
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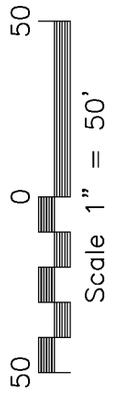
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COMMON ELEMENTS

UNIT/ PRIVATE ELEMENTS

LIMITED COMMON ELEMENTS




# Thornton Grove Phase 2B
# Horizontal Property Regime

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DEED: INST# 20191017-0106509

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TAX MAP 50, PARCEL 129

THORNTON GROVE PUD PHASE 2B

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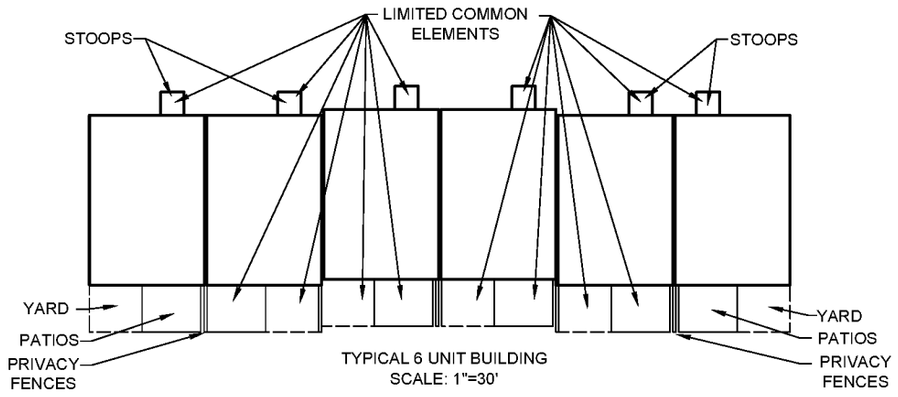
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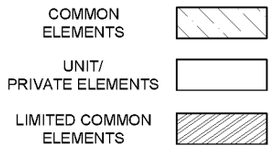
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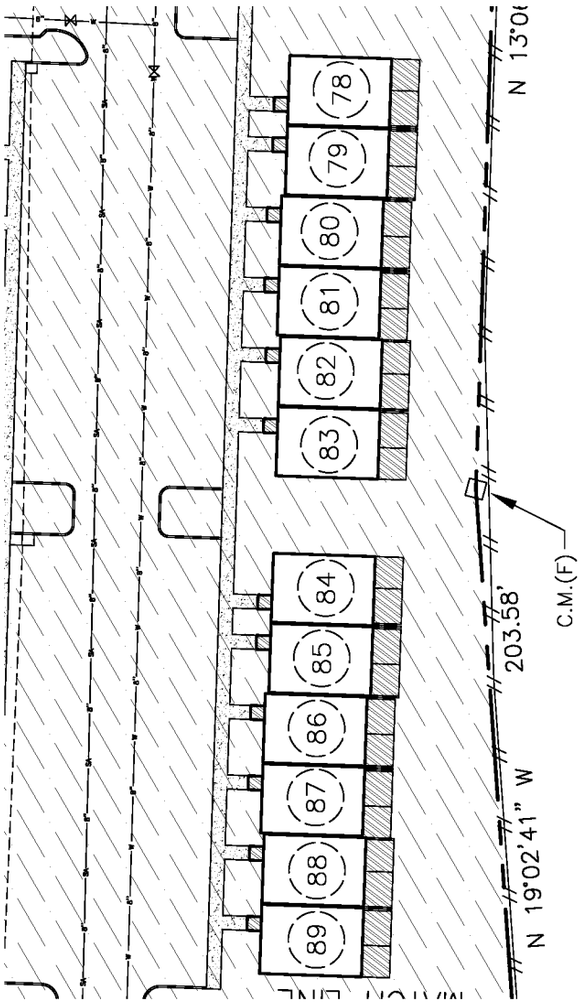
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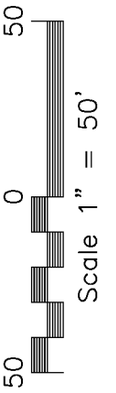



202204210046291




# Thornton Grove Phase 2B
# Horizontal Property Regime

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

OWNER: THORNTON GROVE GREEN, LLC

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ADDRESS: 3500 BRICK CHURCH PIKE NASHVILLE, TN 37207

TAX MAP 50, PARCEL 129

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PAGE 7 OF 9

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516 Heather Place Nashville, Tn 37204 (615) 297-5166


# Thornton Grove Phase 2B
# Horizontal Property Regime

OWNER: THORNTON GROVE GREEN, LLC

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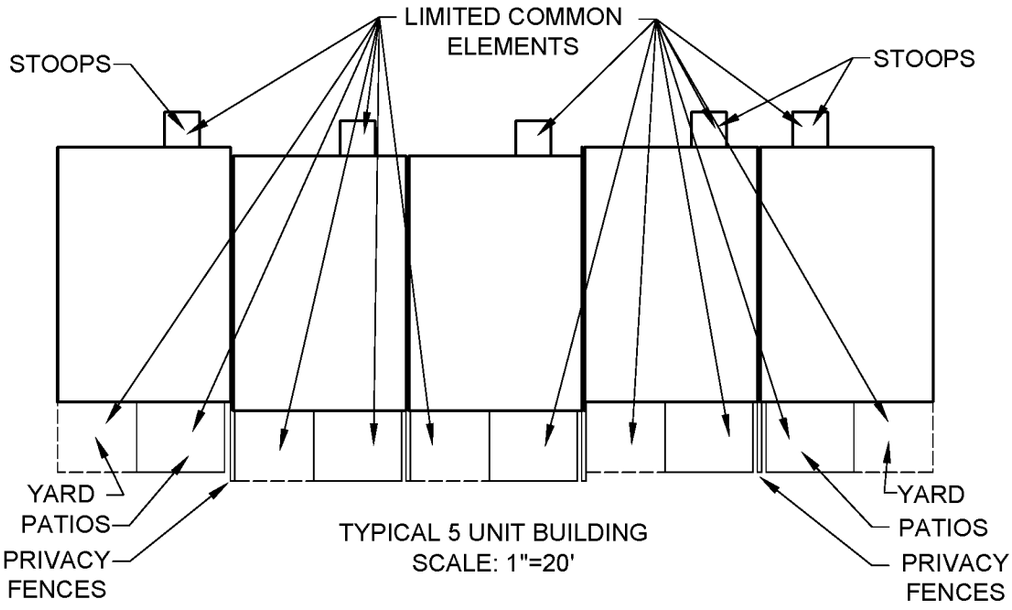
DA JOB NUMBER: 16065



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.

"EXHIBIT B-2"

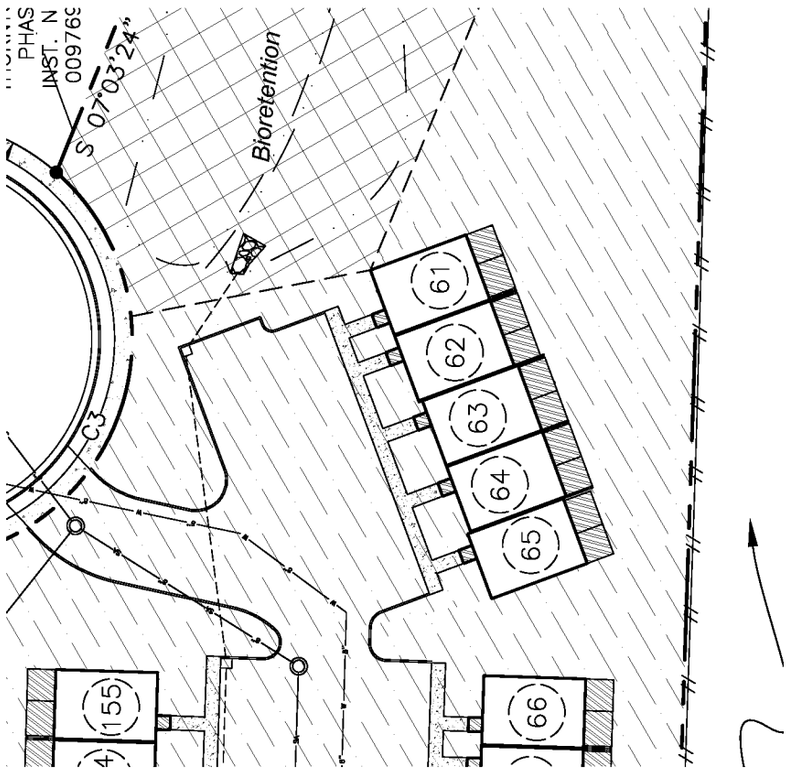



COMMON ELEMENTS

UNIT/ PRIVATE ELEMENTS

LIMITED COMMON ELEMENTS

COMMON AREAS




50 0 50

Scale 1" = 50'

# Thornton Grove Phase 2B
# Horizontal Property Regime

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

OWNER: THORNTON GROVE GREEN, LLC

DEED: INST# 20191017-0106509

ADDRESS: 3500 BRICK CHURCH PIKE NASHVILLE, TN 37207

TAX MAP 50, PARCEL 129

THORNTON GROVE PUD PHASE 2B

DATE: 3-29-2022

DA JOB NUMBER: 16065



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

"EXHIBIT B-2"

STEVEN C. MATTHEWS REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2352 3/29/22

202204210046291

**Tennessee Certification of Electronic Document**

I, William H. Ball, 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 4/12/2022.

Affiant Signature

April 14, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/2024

Notary Seal

