Karen Johnson Davidson County
Batch# 896039 REST
07/29/2022 01:53:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220729-0086702

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

FOURTH SUPPLEMENT TO THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR BURKITT RIDGE A TRADITIONAL NEIGHBORHOOD DEVELOPMENT (ANNEXING PHASE 2 PROPERTY)

THIS FOURTH SUPPLEMENT TO THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR BURKITT RIDGE A TRADITIONAL NEIGHBORHOOD DEVELOPMENT (ANNEXING PHASE 2 PROPERTY) ("Fourth Supplement") is made this the 29th day of July, 2022, by **REGENT HOMES, LLC**, a Tennessee limited liability company, itself and its successors, grantees, and assigns (the "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant has established a certain Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge, a Traditional Neighborhood Development (the "Original Neighborhood Declaration") located in Nashville, Davidson County, Tennessee, of record as Instrument Number 20200911-0103602 in the Register's Office for Davidson County, Tennessee (the "Register's Office"); as supplemented by that certain First Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge, a Traditional Neighborhood Development (Annexing Tract "A" of Phase 1A), of record as Instrument Number 20201120-0137028 in said Register's Office (the "First Supplement"); as supplemented by that certain Second Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge, a Traditional Neighborhood Development (Annexing Phase 3A, District 2), of record as Instrument Number 20210826-0115548 in said Register's Office (the "Second Supplement"); as supplement by the Third Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge, A Traditional Neighborhood Development (Annexing Phase 3B, District 3), of record as Instrument Number 20220225-0021710 in said Register's Office (the "Third Supplement"; the Original Neighborhood Declaration together with the First Supplement, the Second Supplement, and the Third Supplement may be collectively referred to herein as the "Neighborhood Declaration"); and

WHEREAS, pursuant to Article II, Section 2.3(a) of the Neighborhood Declaration, Declarant desires to annex and subject certain real property, including four (4) Special Use Parcels, consisting of Buildings 6, 7, 8, and 9, which will be used for multi-family residential purposes associated with the Special Use Parcels set forth on the Tract "A" Property in the First Supplement, to the covenants, conditions, and restrictions of the Neighborhood Declaration (the "Phase 2 Property"); said Phase 2 Property being more particularly described and shown in Exhibit "A" and Exhibit "B" attached hereto.

NOW THEREFORE, Declarant hereby agrees as follows:

1. The Neighborhood Declaration shall be supplemented for purposes of annexing the Phase 2 Property described in Exhibit "A" and shown on Exhibit "B" attached hereto to the Neighborhood and subjecting the Phase 2 Property to the covenants, conditions, and restrictions of the Neighborhood Declaration.

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

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Fourth Supplement to the Neighborhood 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, 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 29th day of July, 2022.

Bobbie Cooper
Notary Public
My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2026

EXHIBIT "A"

LEGAL DESCRIPTION OF PHASE 2 PROPERTY

Land in Davidson County, Tennessee, being all that property as shown on the Plan of Phase 2, Burkitt Ridge, SP Subdivision of record in Final Plat of record as Instrument No. 20220510-0053140, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

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 limited partnership, of record in Instrument No. 20190322-0026352, Register's Office Davidson County, Tennessee.

EXHIBIT "B"

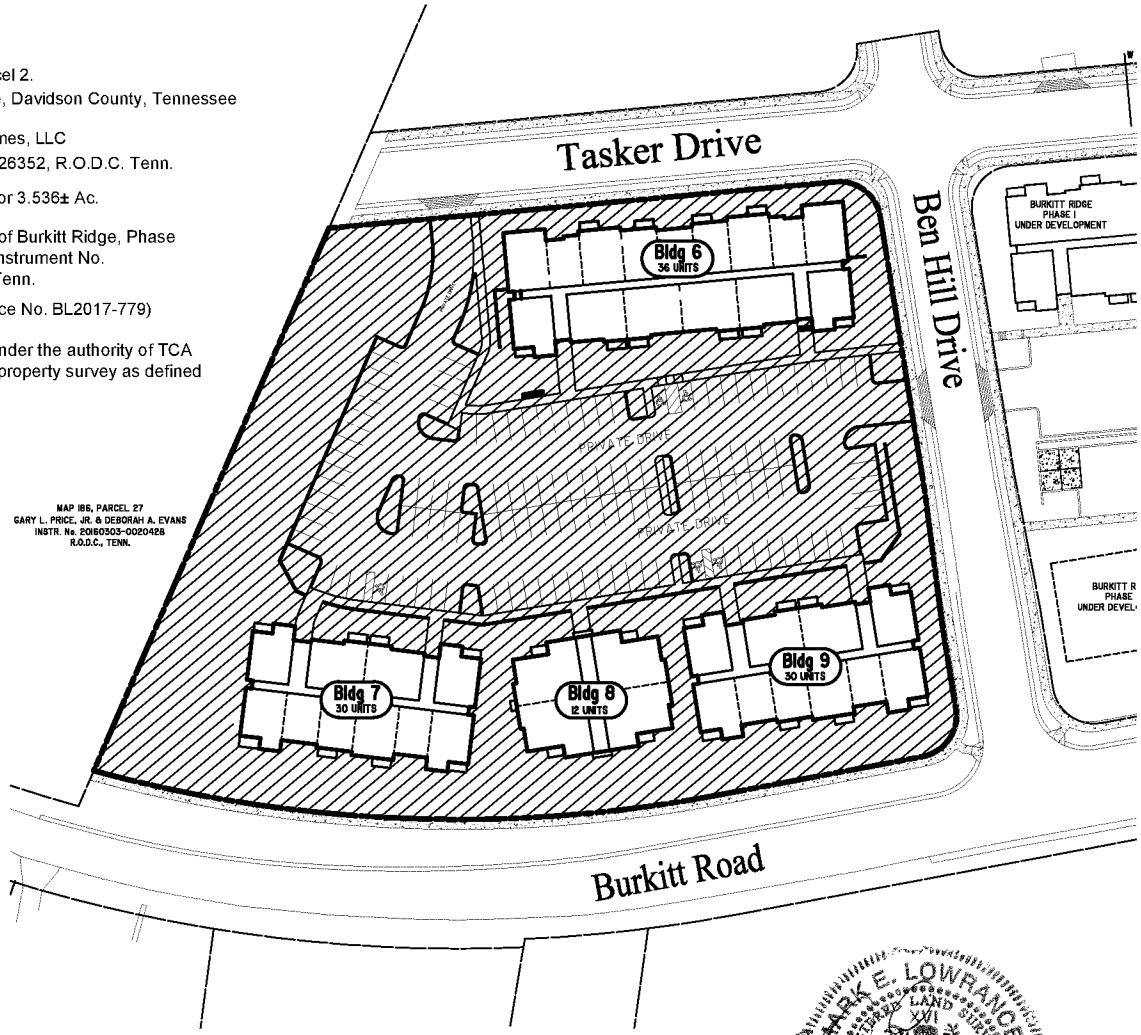
SITE PLAN FOR PHASE 2 PROPERTY

[SEE ATTACHED]

20220729008670 2

Notes:

1. Property Map 187-01-0-A, parcel 2.
   31st Council District, Nashville, Davidson County, Tennessee
2. Property Owner: Regent Homes, LLC
   Instrument No. 20190322-0026352, R.O.D.C. Tenn.
3. Site contains 154,013 Sq. Ft. or 3.536± Ac.
4. Property is Lot 2 on the plan of Burkitt Ridge, Phase Two, District One, of record in Instrument No. 20220510-0053140, R.O.D.C. Tenn.
5. Existing Zoning: SP (Ordinance No. BL2017-779)
6. This survey was performed under the authority of TCA 62-18-126 and is not a general property survey as defined under rule 0820-3-07.



Legend

- Commons
- Special Use Parcels / Building

Exhibit "B"

Sheet 1 of 2 - Common Areas Exhibit

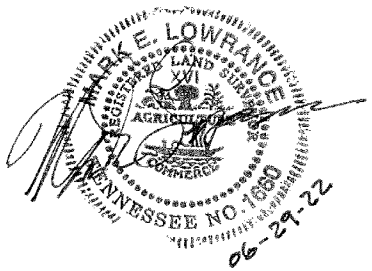
Exhibit Plat

Burkitt Ridge

Phase 2, District 1
31st Council District
Nashville, Davidson County, Tennessee

Prepared for:
Regent Homes, LLC

06-29-22 1" = 75'

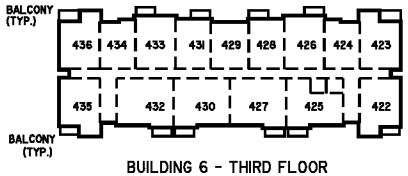


north

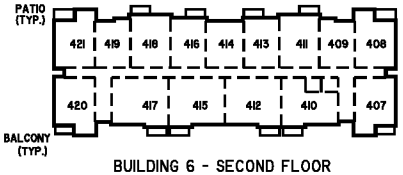
75 0 75
Scale in Feet

Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

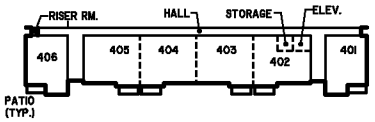
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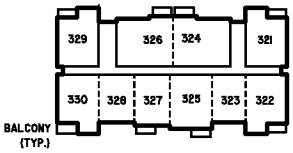
BUILDING 6 - THIRD FLOOR



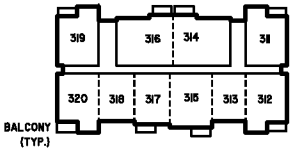
BUILDING 6 - SECOND FLOOR



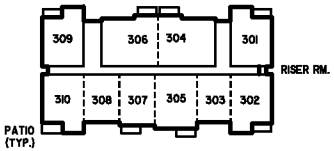
BUILDING 6 - FIRST FLOOR



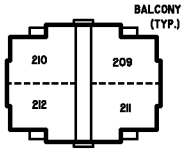
BUILDING 7 - THIRD FLOOR



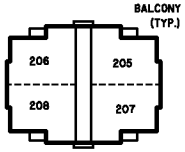
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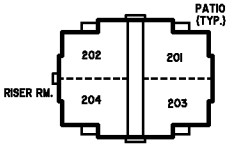
BUILDING 7 - FIRST FLOOR



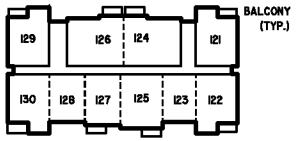
BUILDING 8 - THIRD FLOOR



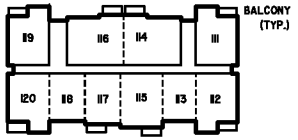
BUILDING 8 - SECOND FLOOR



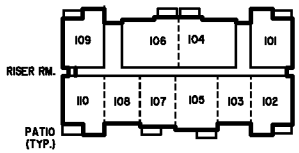
BUILDING 8 - FIRST FLOOR



BUILDING 9 - THIRD FLOOR



BUILDING 9 - SECOND FLOOR



BUILDING 9 - FIRST FLOOR

Exhibit "B"

Sheet 2 of 2 - Unit Details

Exhibit Plat

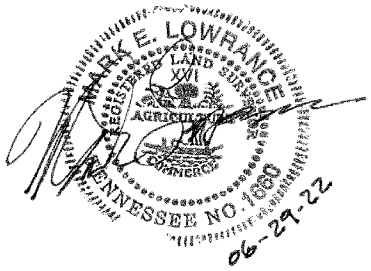
Burkitt Ridge

Phase 2, District 1
31st Council District
Nashville, Davidson County, Tennessee

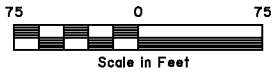
Prepared for:

Regent Homes, LLC

06-29-22 1" = 75'







Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

16-103

20220729008670 2

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 July 29, 2022 (date of document).

Affiant Signature

July 29, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

