Karen Johnson Davidson County
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Fees: $17.00 Taxes: $0.00
20221019-0114139

This Instrument Prepared By:
SoBro Law Group, PLLC (RWP)
101 Lea Avenue
Nashville, Tennessee 37203

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR HOMES AT 121 NEILL AVENUE TO NOW BE KNOWN AS LOCKEWOOD NEILL HOMEOWNERS ASSOCIATION, INC. A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS

This Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 121 Neill Avenue Corporation, Inc., hereinafter sometimes referred to as the "Amendment", is entered into as of the 18th day of October, 2022 by HVH Five Points, LLC, a Tennessee Limited Liability Company (herein referred to, with his/her heirs, successors and assigns, as "Developer" or "Declarant");

WITNESSETH:

WHEREAS, JNBW Properties, LLC (hereinafter the "Original Declarant") was a prior record owner and once the holder of legal title of a tract or parcel of real property located in Davidson County, Tennessee, being Lot No. 8 on the Plan of the subdivision of the Home Block of Neill S. Brown, of record in Plan Book 2, Page 100, Chancery Court for Davidson County, Tennessee.

WHEREAS, the Original Declarant created and recorded a Declaration of Covenants, Conditions and Restrictions for Homes at 117 Neill Avenue of record as Instrument No. 20220630-0076080, Register's Office for Davidson County, Tennessee (hereinafter "Original Declaration"). Said Original Declaration created a Horizontal Property Regime with Private Elements; and

WHEREAS, on March 30, 2017, Original Declarant amended the Original Declaration changing the name of Homes at 117 Neill Avenue to Homes at 121 Neill Avenue said Amendment is of record as Instrument No. 20170403-0032503 in said Register's Office; and

WHEREAS, on April 21, 2020, Original Declarant merged and incorporated a 4-Unit Horizontal Property Regime originally created and evidenced by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170403-0032504 in said Register's Office known as Homes at 119 Neill Avenue, with Homes at 121 Neill Avenue, creating one 8-unit horizontal property regime rather than two 4-unit horizontal property regimes; and

WHEREAS, on March 1, 2022, Original Declarant conveyed its interest in Homes at 121 Neill Avenue to MN9, LLC, a Tennessee Limited Liability Company (hereinafter "Second

Declarant"), by Quit Claim Deed of Record in Instrument No. 20220302-0032502 in said Register's Office,

WHEREAS, on August 15, 2022, Second Declarant conveyed its interest in Homes at 121 Neill Avenue to Declarant by Warranty Deed of Record in Instrument No. 20220817-0093191 in Said Register's Office;

WHEREAS, Developer desires to change the name of the Horizontal Property Regime and now wishes to amend certain portions of the Declaration of Covenants, Conditions and Restrictions as follows:

NOW THEREFORE, HVH Five Points, LLC, a Tennessee Limited Liability Company, and the Owner of all Units and the Developer hereby amends said Declaration by changing the name of the regime to Lockewood Neill Homeowners Association, Inc.

All of terms and conditions contained within the Declaration not altered herein remain in full force and effect.

IN WITNESS WHEREOF, Developer has caused this Amendment to be executed this 18th day of October, 2022.

DECLARANT:

HVH Five Points, LLC

Ryan W. Pratt, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 18th day of October, 2022, before me personally appeared Ryan W. Pratt to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent of HVH Five Points, LLC, and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of October, 2022.

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-8-25

Certificate of Authenticity

I, Mackenzie Hudson, 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 October 19, 2022.

Affiant Signature

10-19-2022
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of October, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal

