THIS INSTRUMENT PREPARED BY:
D. DYLAN POTTER
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1172488 DEEDMAST
08/21/2024 09:50:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240821-0064148

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 11TH AVENUE NORTH & OWEN STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS TO SUBSTITUTE EXHIBIT B PLAT

WHEREAS, HOMES AT 11th Avenue North & Owen Street is a horizontal property regime established pursuant to the provisions of the Horizontal Property Act with the State of Tennessee, T.C.A. Section 66-27-101, et. seq., as evidenced by Declaration of Covenants, Conditions and Restrictions (hereinafter "Declaration") recorded in Instrument No. 20240415-0026557, Register's Office for Davidson County, Tennessee;

WHEREAS, the Unit Owners desire to amend the Declarations to update Exhibit B as filed in the Declarations by substituting the "Exhibit B Plat" (also referred to as the Site Plan) attached hereto in place of the Plat attached to said Declarations and in place of the Plat attached to said Declarations of Covenants, Conditions and Restrictions for Homes at 11th Avenue North & Owen Street, as Exhibit B;

WHEREAS, pursuant to the Declarations the Unit Owners have the right to amend said Declaration;

NOW THEREFOR, Peter Elias and Sandra Elias, the owners of Unit A and Unit B hereby amend said Declaration by deleting the Exhibit B Plat in Instrument No. 20240415-0026557, said Register's Office and substituting in its place the Amended Exhibit B Plat recorded herewith with the intention that the Plat attached hereto relates back to the original filing of the Declaration of Covenants, Conditions and Restrictions on or about April 15, 2024.

IN WITNESS, WHEREOF, the undersigned has executed this Declaration this the 20th day of August, 2024.

UNIT A & B OWNERS:

P Elias
Peter Elias

S Elias
Sandra Elias

STATE OF TENNESSEE

COUNTY OF DAVIDSON

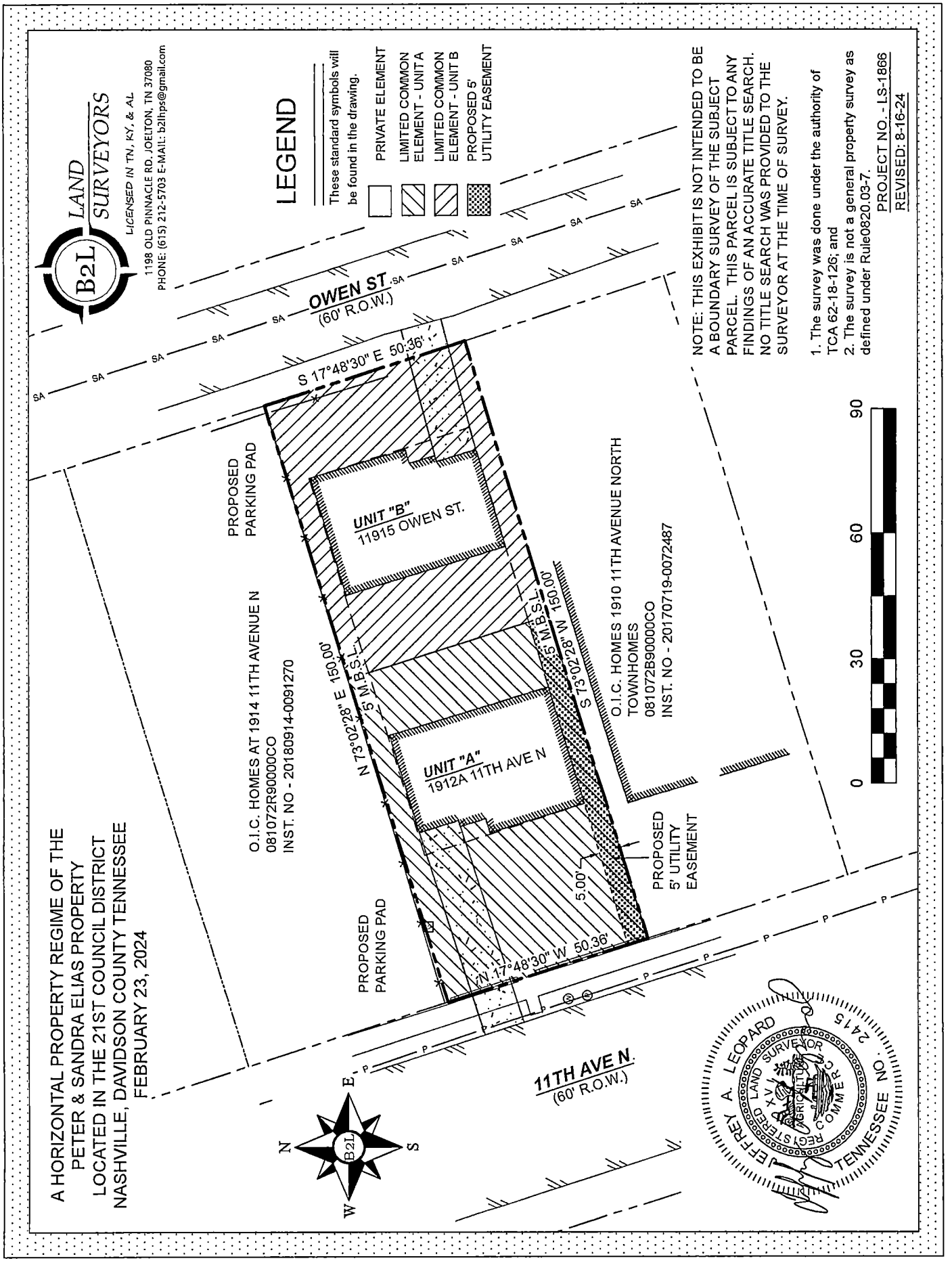
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Elias and Sandra Elias, the developer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this the 20th day of August, 2024.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires:


B2L LAND SURVEYORS
LICENSED IN TN, KY, & AL
1198 OLD PINNACLE RD, JOELTON, TN 37080
PHONE: (615) 212-5703 E-MAIL: b2lhps@gmail.com
LEGEND
These standard symbols will be found in the drawing.
PRIVATE ELEMENT
LIMITED COMMON ELEMENT - UNIT A
LIMITED COMMON ELEMENT - UNIT B
PROPOSED 5' UTILITY EASEMENT
A HORIZONTAL PROPERTY REGIME OF THE PETER & SANDRA ELIAS PROPERTY LOCATED IN THE 21ST COUNCIL DISTRICT NASHVILLE, DAVIDSON COUNTY TENNESSEE FEBRUARY 23, 2024
OWEN ST. (60' R.O.W.)
S 17°48'30" E 50.36'
UNIT "B" 11915 OWEN ST.
UNIT "A" 1912A 11TH AVE N
N 73°02'28" E 150.00'
5' M.B.S.L.
S 73°02'28" W 150.00'
N 17°48'30" W 50.36'
5.00'
PROPOSED PARKING PAD
PROPOSED PARKING PAD
PROPOSED 5' UTILITY EASEMENT
O.I.C. HOMES AT 1914 11TH AVENUE N
081072R90000CO
INST. NO - 20180914-0091270
O.I.C. HOMES 1910 11TH AVENUE NORTH TOWNHOMES
081072B90000CO
INST. NO - 20170719-0072487
11TH AVE N. (60' R.O.W.)
NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE SUBJECT PARCEL. THIS PARCEL IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
1. The survey was done under the authority of TCA 62-18-126; and
2. The survey is not a general property survey as defined under Rule0820.03-7.
PROJECT NO. - LS-1866
REVISED: 8-16-24
0
30
60
90
N
S
W
E
B2L
JEFFREY A. LEOPARD
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2415