Karen Johnson
Batch # 1186653
09/26/2024 10:20:30 AM
Fees: $57.00 Taxes: $0.00
Davidson County
DEEDMAST
11 pgs
20240926-0074651

This instrument was prepared by and is returnable to:
Spencer Fane Bone McAllester
511 Union Street, Suite 1000
Nashville, TN 37219

AMENDMENT TO DECLARATION OF CHICKASAW VILLAGE CONDOMINIUMS

This Amendment to DECLARATION OF CHICKASAW VILLAGE CONDOMINIUMS made and entered into as of this 26th day of September, 2024 (the "Amendment") by Mandy Development, LLC, a Tennessee limited liability company ("Developer").

W I T N E S S E T H:

WHEREAS, the Developer executed a certain DECLARATION OF CHICKASAW VILLAGE CONDOMINIUMS dated July 31, 2024, as the same appears of record at Instrument Number 20240806-0060021, Register's Office for Davidson County, Tennessee (the "Declaration ");

WHEREAS, to correct typographical errors, Developer desires to amend the Declaration by correcting the typographical errors and replacing certain pages of Exhibit C of the Declaration with the Exhibit C attached hereto;

NOW, THEREFORE, for good and valuable consideration, upon the mutual covenants and conditions contained herein, the parties hereto agree that the Declaration be and the same hereby is amended as follows:

1. The pages of Exhibit C of the Declaration being recorded at pages 91 through 95 are hereby deleted in their entirety and the attached Exhibit C is substituted in their stead.

2. The pages of Exhibit D of the Declaration being recorded at page 97 is hereby deleted in its entirety and the attached Exhibit D is substituted in its stead.

3. That, except as expressly modified and amended hereinabove, the Declaration remains in full force and effect as of the date hereof.

IN WITNESS WHEREOF, the Developer has caused this Declaration to be duly executed as of the 26 day of September, 2024.

Mandy Development, LLC,
a Tennessee limited liability company

By: _____
Yildirim Yilmaz, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Yildirim Yilmaz, 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 Agent of Mandy Development, LLC, a Tennessee limited liability company, the within named developer, a limited liability 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 such Authorized Agent.

Witness my hand and seal at office in Nashville, Tennessee this 26 day of September, 2024.

M. Catherine Clearwaters
Notary Public

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

JOINDER

CHICKASAW VILLAGE CONDOMINIUM ASSOCIATION, INC., a Tennessee non-profit corporation, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Declaration and Exhibits attached hereto.

IN WITNESS WHEREOF, CHICKASAW VILLAGE CONDOMINIUM ASSOCIATION, INC. has caused these presents to be signed by its proper officer and its corporate seal to be affixed this 26 day of September, 2024.

CHICKASAW VILLAGE CONDOMINIUM ASSOCIATION, INC., a Tennessee non-profit corporation

By: _____
Yildirim Yilmaz, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Yildirim Yilmaz, 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 President of CHICKASAW VILLAGE CONDOMINIUM ASSOCIATION, INC., a Tennessee non-profit corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President of the corporation.

Witness my hand and seal at office in Nashville, Tennessee this 26 day of September, 2024.

M. Catherine Clearwaters
Notary Public

My Commission Expires:
1-6-25

M. CATHERINE CLEARWATERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Exhibit C

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0' 20' 40'

GRAPHIC SCALE: 1"=20'
SHEET: 8.5' X 14 (LEGAL)

Michael Williams
6.18.2024

LEGEND

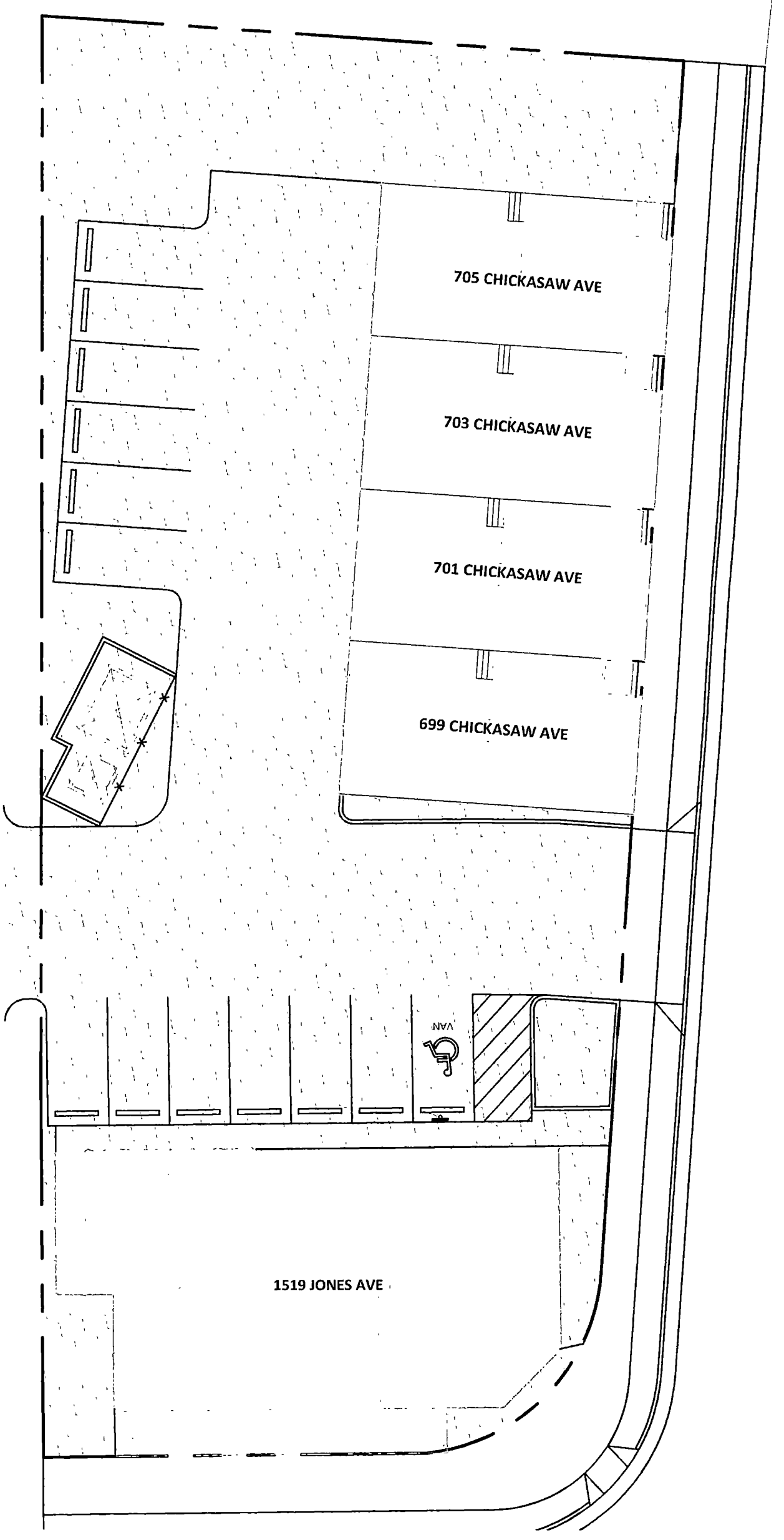
PRIVATE ELEMENTS

COMMON ELEMENTS

OWNER
Murat Verbay Mandy Development, LLC 9005 Overllok Blvd Brentwood, TN 37207 Phone: (571) 489-3317 Email: mverbay@gmail.com

Property Information
1519 Jones Ave 701 Chickasaw Ave Nashville, TN 37207 Parcel ID # 07112012200 & 07112012300 Area = 0.09 & 0.32 ac

HORIZONTAL PROPERTY REGIME OF CHICKASAW VILLAGE



HPR EXHIBIT	SCALE 1"=20'	DATE 6.18.2024	REVISIONS / BY	HPR EXHIBIT B-2 1519 Jones Ave & 701 Chickasaw Ave NASHVILLE, TN 37207	Williams Engineering Plan - Design - Build Nashville: 865.679.5992 I mwilliams@civ-design.com

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0' 20' 40'

GRAPHIC SCALE: 1"=20'
SHEET: 8.5' X 14 (LEGAL)

Michael Williams
6.18.2024

LEGEND

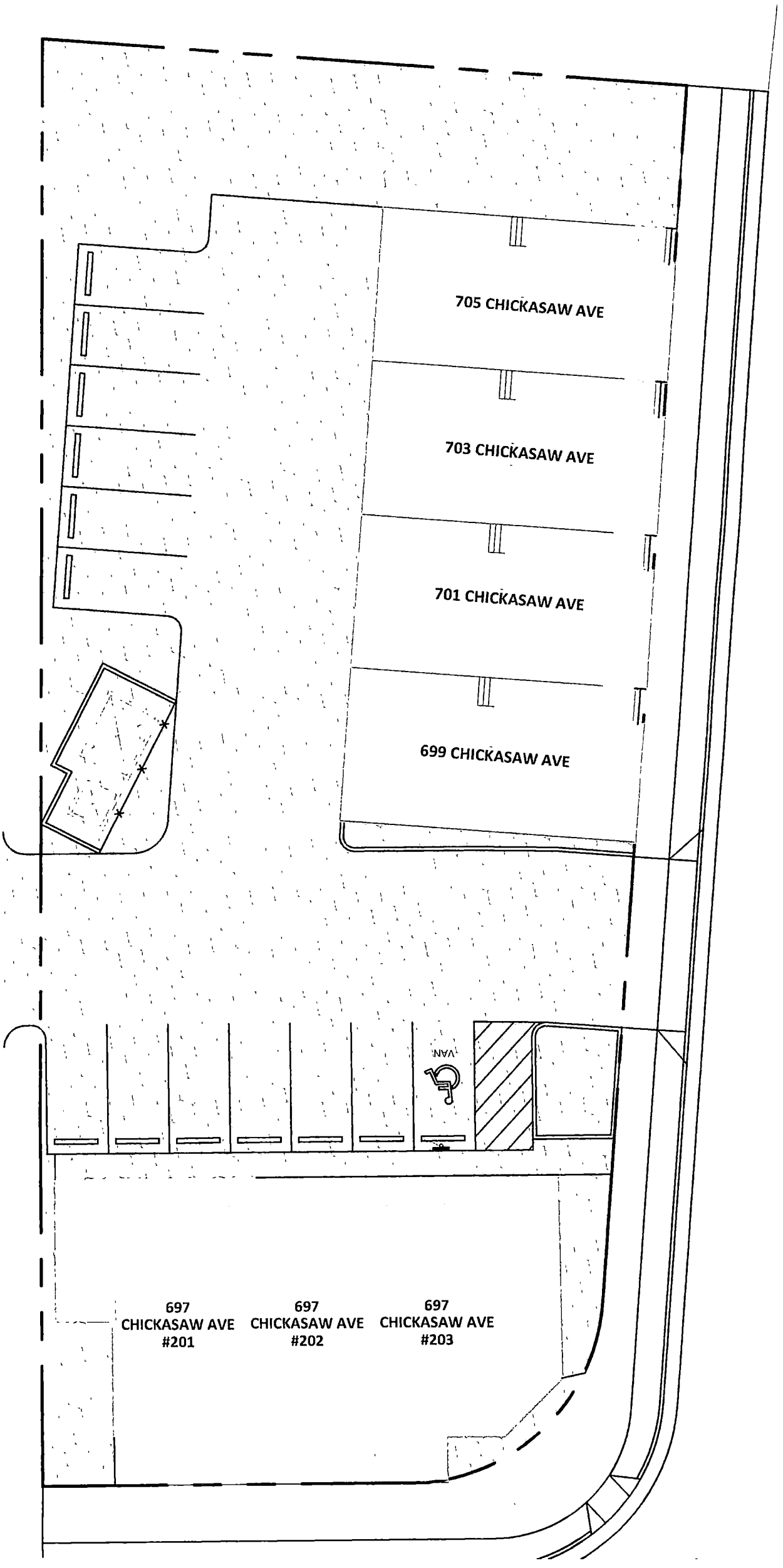
PRIVATE ELEMENTS

COMMON ELEMENTS

OWNER
Murat Verbay Mandy Development, LLC 9005 Overllok Blvd Brentwood, TN 37207 Phone: (571) 489-3317 Email: mverbay@gmail.com

Property Information
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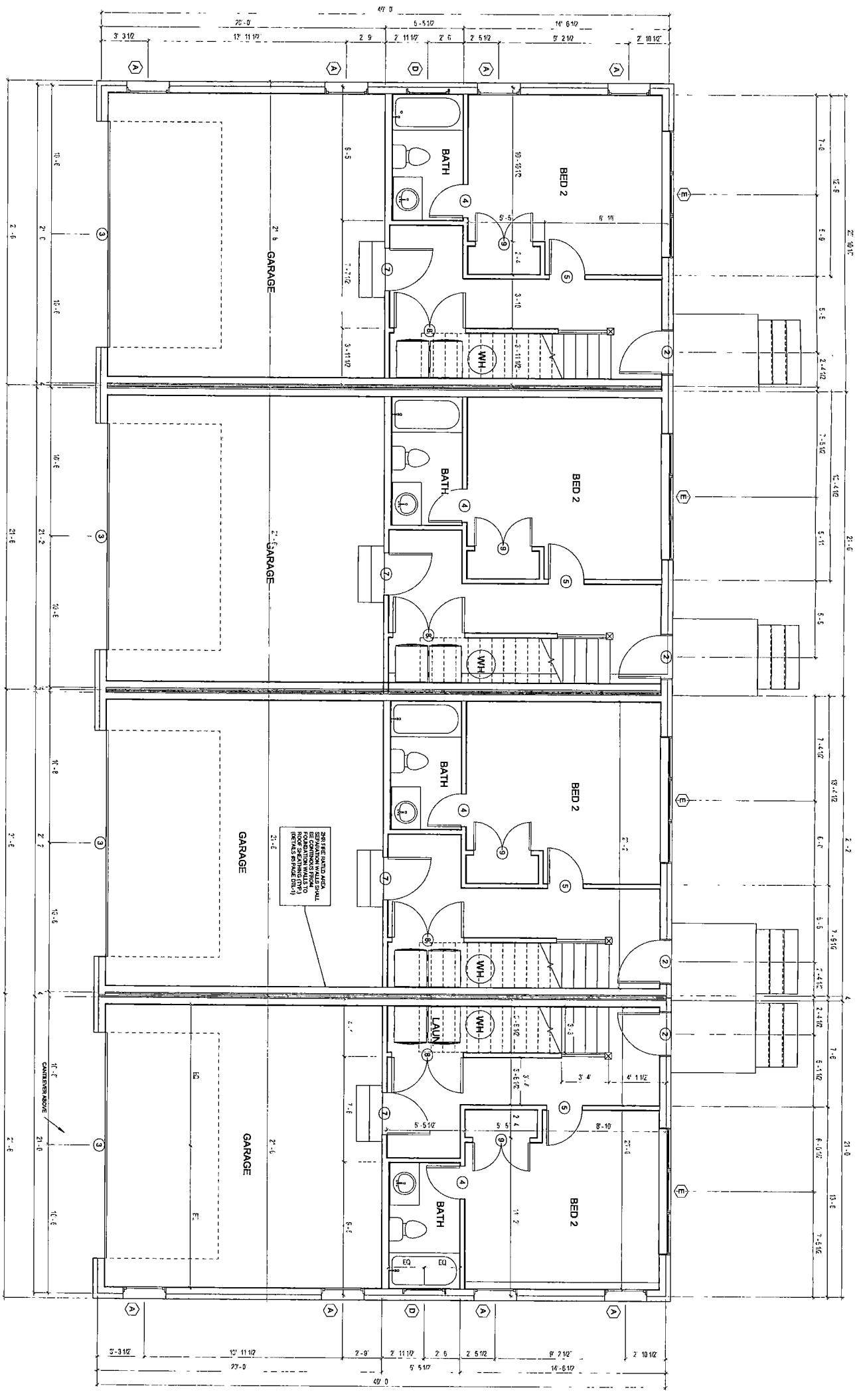
HORIZONTAL PROPERTY REGIME OF CHICKASAW VILLAGE



HPR EXHIBIT	SCALE 1"=20'	DATE 6.18.2024	REVISIONS / BY	HPR EXHIBIT B-1 1519 Jones Ave & 701 Chickasaw Ave NASHVILLE, TN 37207	**Williams Engineering** Plan - Design - Build Nashville: 865.679.5992 I mwilliams@civ-design.com

1 LEVEL 1

1/4" = 1'-0"



UNIT 705
2,036SF

UNIT 703
2,036SF

UNIT 701
2,036SF

UNIT 699
2,036SF

DOOR SCHEDULE

	TYPE
1	96" x 96"
2	2'-8"x8'-0" Exterior
3	16'-0"x8'-0" Garage
4	2'-4"x6'-8" Interior
5	2'-6"x6'-8" Interior
6	2'-8"x6'-8" Interior
7	3'-0"x6'-8" Interior
8	5'-0"x6'-8" Interior Dbl
9	4'-0"x6'-8" Interior Dbl

WINDOW SCHEDULE

MARK	TYPE
A	Single Hung 36" x 72"
B	Single Hung 32" x 54"
C	Single Hung 32" x 64"
D	FIXED 36" x 24"
E	Single Hung (Triple) 144" x 72"

AREA SCHEDULE

NAME	AREA
1ST FLOOR	358 SF
2ND FLOOR	839 SF
3RD FLOOR	839 SF
Grand total: 3	2036 SF

JENNER
ARCHITECTURE DESIGN
2510 WESTWOOD DR.
NASHVILLE, TN 37204
VOICE (615) 292-9497
WARNER@JENNERDESIGN.COM

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

CHICKASAW TOWNHOMES

MADISON, TN

Revision Schedule

Revision Number	Revision Description	Revision Date

Sheet Information

Date :	6/20/2024
Job Number :	18016
Drawn By :	Author
Checked By :	Checker
Approved By :	Approver

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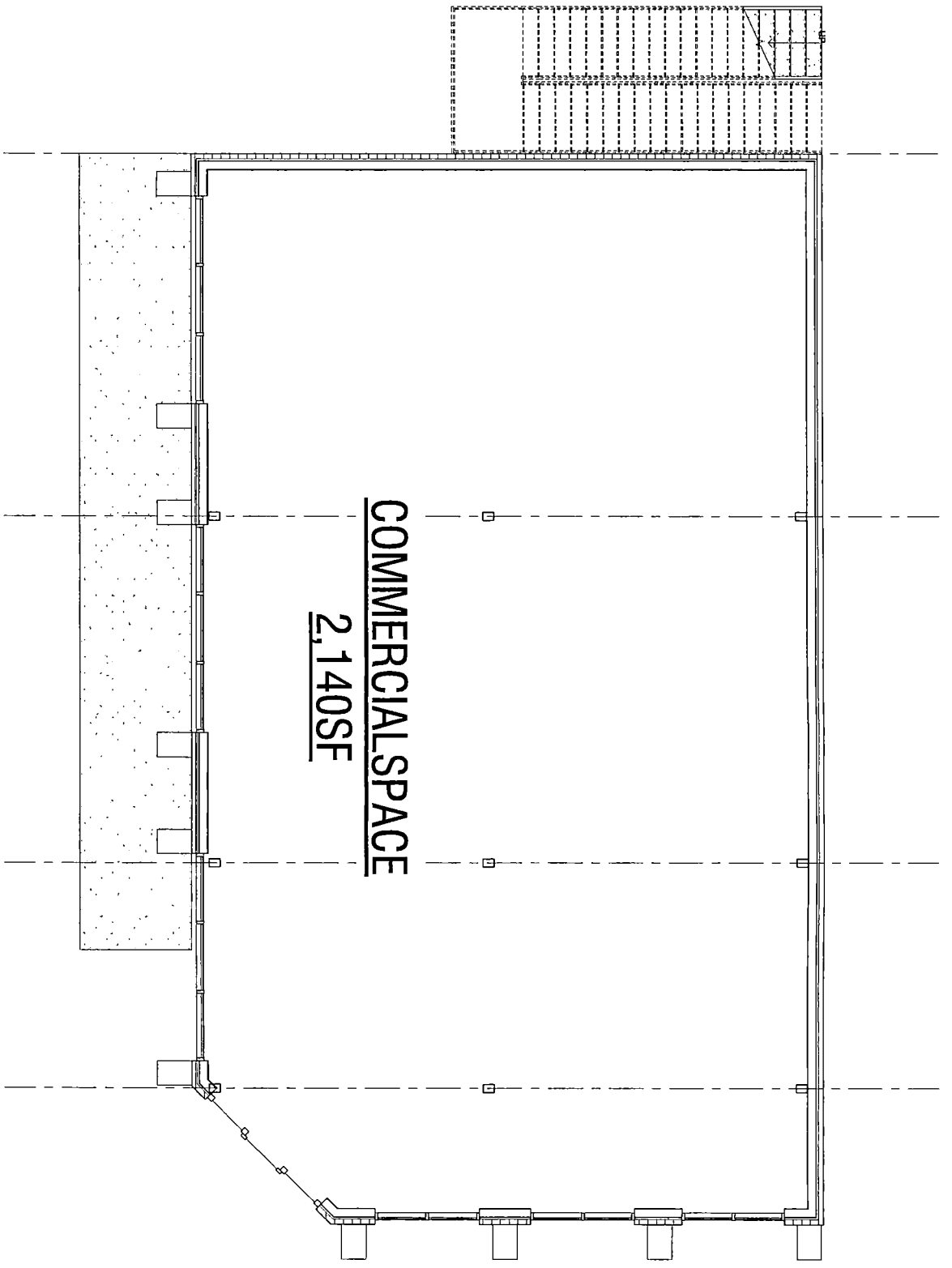
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Sheet Description:

FIRST FLOOR PLANS

Sheet:

A100



1 01.01 - LEVEL 01
1/4" = 1'-0"

symbols

NEW DOOR (TYPE A) - REFER TO SHEET A600

SURFACE MOUNTED FIRE EXTINGUISHER CABINET.
FEC

general notes

1. REFER TO SHEET A600 FOR DOOR TYPES AND DOOR SCHEDULE.
2. ALL PUBLIC CORRIDORS TO MAINTAIN A MINIMUM OF 44" CLEAR.

plan notes

1. CONTRACTOR SHALL VERIFY THESE PARTITIONS CONFORM TO 1 HOUR RATING ASSEMBLY REQUIREMENTS. REFER TO 3/G150
2. BUILT IN SEATING BY OWNER
3. EXTERIOR WALK IN COOLER BY OWNER
4. EXISTING STAIR
5. EXISTING DOOR. CONTRACTOR SHALL VERIFY 60 MINUTE RATING
6. EXISTING DOOR

DOOR SCHEDULE	
Type Mark	TYPE
1	GLASS - 3' X 8'
2	2'-8"x6'-8"
3	2'-4"x6'-8"
5	36" x 84" Single-Glass-Storefront
11	9'-0" x 7'-0" Exterior Sliding
Grand total: 20	

WINDOW SCHEDULE		
Type Mark	Type	Remarks
C	Single Hung 39" x 72"	
D	Single Hung 36" x 72"	

wall legend

NEW CONSTRUCTION

NON-RATED PARTITION - SEE DETAIL 1/G200

1-HR SHAFT LINER WALLS

1-HR PARTITION - SEE DETAIL 3/G220

JENNER
ARCHITECTURE DESIGN
2519 WESTWOOD DR.
NASHVILLE, TN 37204
VOICE (615) 383-4497
WJENNER@JENNERDESIGN.COM

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

CHICKASAW MULTIFAMILY

CONSTRUCTION DOCUMENTS

JONES AND CHICKASAW
NASHVILLE, TN 37115

Revision Schedule		
Revision Number	Revision Description	Revision Date

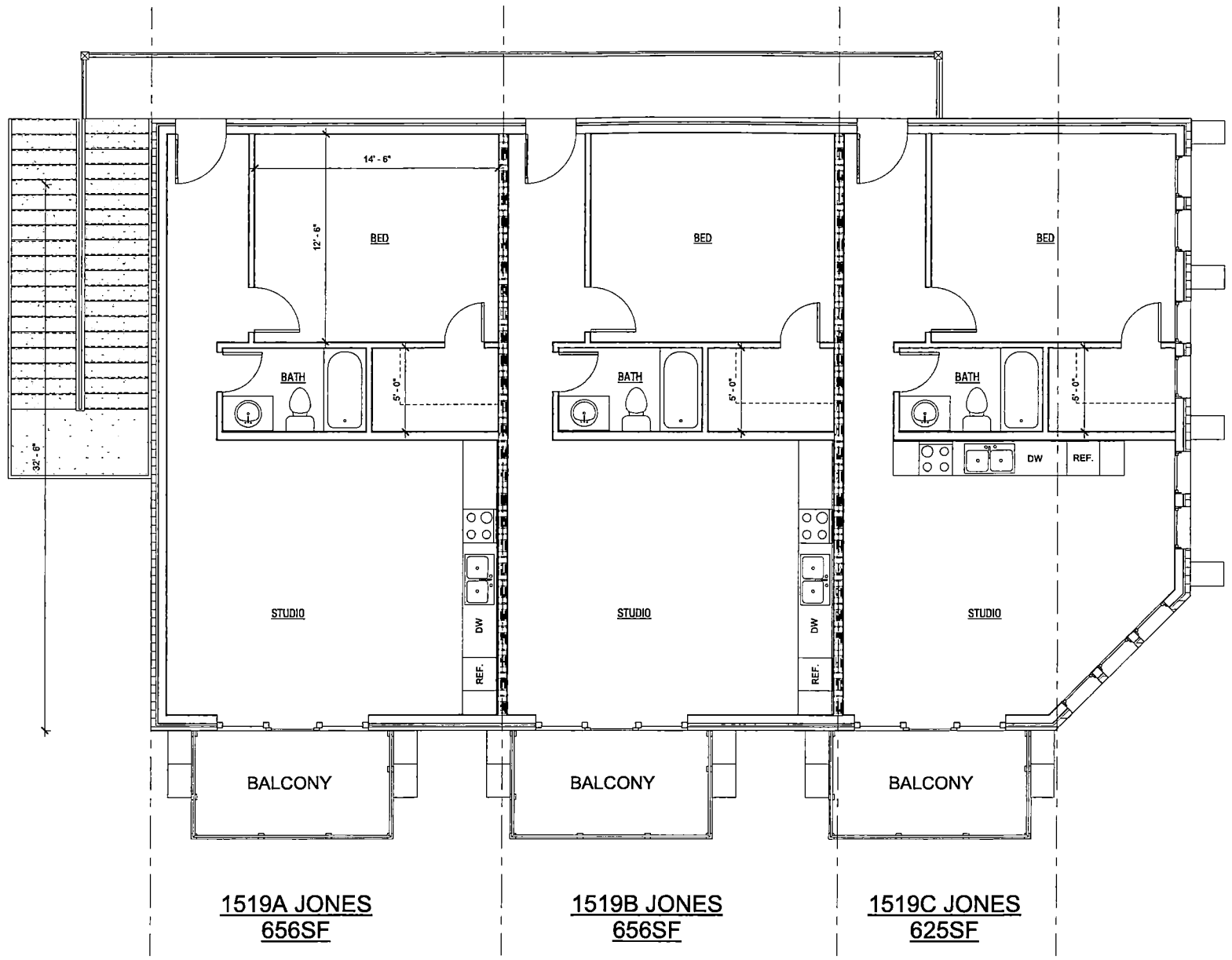
Sheet Information	
Date:	05-09-2024
Job Number:	
Drawn By:	Author
Checked By:	Checker
Approved By:	Approver

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Sheet Description:
FIRST FLOOR PLAN - MIXED USE

Sheet:
A104



1 02.00 - 2ND FLOOR
1/4" = 1'-0"

symbols

NEW DOOR (TYPE A) - REFER TO SHEET A600

FEC SURFACE MOUNTED FIRE EXTINGUISHER CABINET.

general notes

1. REFER TO SHEET A600 FOR DOOR TYPES AND DOOR SCHEDULE.
2. ALL PUBLIC CORRIDORS TO MAINTAIN A MINIMUM OF 44" CLEAR.

plan notes

1. CONTRACTOR SHALL VERIFY THESE PARTITIONS CONFORM TO 1 HOUR RATING ASSEMBLY REQUIREMENTS. REFER TO 3/G150
2. BUILT IN SEATING BY OWNER
3. EXTERIOR WALK IN COOLER BY OWNER
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5. EXISTING DOOR. CONTRACTOR SHALL VERIFY 60 MINUTE RATING
6. EXISTING DOOR

DOOR SCHEDULE	
Type Mark	TYPE
1	GLASS - 3' X 8'
2	2'-8"x6'-8"
3	2'-4"x6'-8"
5	36" x 84" Single-Glass-Storefront
11	9'-0" x 7'-0" Exterior Sliding

Grand total: 20

WINDOW SCHEDULE		
Type Mark	Type	Remarks
C	Single Hung 30" x 72"	
D	Single Hung 36" x 72"	

wall legend

NEW CONSTRUCTION

NON-RATED PARTITION - SEE DETAIL 1/G200

1-HR SHAFT LINER WALLS

1-HR PARTITION - SEE DETAIL 3/G200

JENNER
ARCHITECTURE DESIGN
2613 WESTWOOD DR.
NASHVILLE, TN 37204
VOICE (615) 253-8987
WJENNER@JENNERDESIGN.COM

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

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CHICKASAW MULTIFAMILY

CONSTRUCTION DOCUMENTS

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Sheet Description:
2ND FLOOR PLAN - MIXED USE

Sheet:
A105

Exhibit D

Exhibit D

Percentage Interests / Shares

General Common Assessments

Unit Number	Square footage	Percentage Interests
Unit 699 Chickasaw Ave.	2,036	16.7%
Unit 701 Chickasaw Ave.	2,036	16.7%
Unit 703 Chickasaw Ave.	2,036	16.7%
Unit 705 Chickasaw Ave.	2,036	16.7%
Unit 1519A Jones Ave.	656	5.3%
Unit 1519B Jones Ave.	656	5.3%
Unit 1519C Jones Ave.	625	5.1%
Commercial 1519 Jones Ave.	2,140	17.5%
Total	12,221	100.0%

Residential Assessments

Unit Number	Square footage	Percentage Interests
Unit 699 Chickasaw Ave.	2,036	20.2%
Unit 701 Chickasaw Ave.	2,036	20.2%
Unit 703 Chickasaw Ave.	2,036	20.2%
Unit 705 Chickasaw Ave.	2,036	20.2%
Unit 1519A Jones Ave.	656	6.5%
Unit 1519B Jones Ave.	656	6.5%
Unit 1519C Jones Ave.	625	6.2%
Total	10,081	100.00%

Commercial Assessments

Unit Number	Square footage	Percentage Interests
Commercial 1519 Jones Ave	2,140	100.0%