Karen Johnson Davidson County
Batch# 1208363 REST
11/25/2024 02:14:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20241125-0092079

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

TWELFTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS (ANNEXING BUILDING 526 PROPERTY)

THIS TWELFTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS ("Twelfth Supplement") is made this the 21st day of November, 2024, by **Regent Homes, LLC,** a Tennessee limited liability company ("Declarant'), itself and its successors, grantees, and assigns.

WITNESSETH:

WHEREAS, Declarant has established a certain Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (the "Condominium Declaration") located in Nashville, Davidson County, Tennessee, of record as Instrument Number 20180917-0092013 in the Register's Office for Davidson County, Tennessee (the "Register's Office"), as amended and supplemented; and

WHEREAS, pursuant to Section 11.01 and Section 12.05 of the Condominium Declaration, Declarant desires to annex additional real property to the Condominium Declaration which consists of one (1) building containing six (6) residential Condominium Units, to be identified as Units 101, 102, 201, 202, 203, and 204 as well as any Common Elements and Limited Commons Elements related thereto, to the Condominium Property established pursuant to Article II of the Condominium Declaration (the "Building 526 Property") and further desires to subject said Building 526 Property to the covenants, conditions, and restrictions of the Condominium Declaration; and

WHEREAS, said Building 526 Property shall be located upon the real property described on Exhibit A attached hereto and shall be more particularly shown and depicted on Exhibit B attached hereto.

NOW THEREFORE, for and in consideration of these premises and other and valuable consideration, the Declarant hereby supplements and amends the Condominium Declaration as follows:

1. The Declaration shall be supplemented for purposes of annexing Building 526 Property, located upon the real property described on Exhibit "1" attached hereto, which includes Units 101, 102, 201, 202, 203, and 204 as well as any Common Elements and Limited Commons Elements related thereto, shall become subject to the covenants, conditions, and restrictions of the Condominium Declaration.

2. The identification and description of the Building 526 Property on Exhibit "2" attached hereto shall serve as a general description and number for each additional Condominium Unit, expressing its area, location, and other data necessary for identification, and shall also serve as a general description of any Commons with respect to said additional Condominium Units.

3. The Allocation of Interests and Votes attached as Exhibit "E" to said Condominium Declaration shall be amended and supplemented by Exhibit "3" attached hereto for purposes reallocating the percentage ownership of the Common Elements with respect to the Units within the Condominium upon annexation of the Building 526 Property.

4. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Condominium Declaration.

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

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Twelfth Supplement to the Condominium 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, LLC, 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 21st day of November, 2024.

Kim Nixon
Notary Public

My Commission Expires: 5-9-2026

KIM NIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT "1"

Legal Description

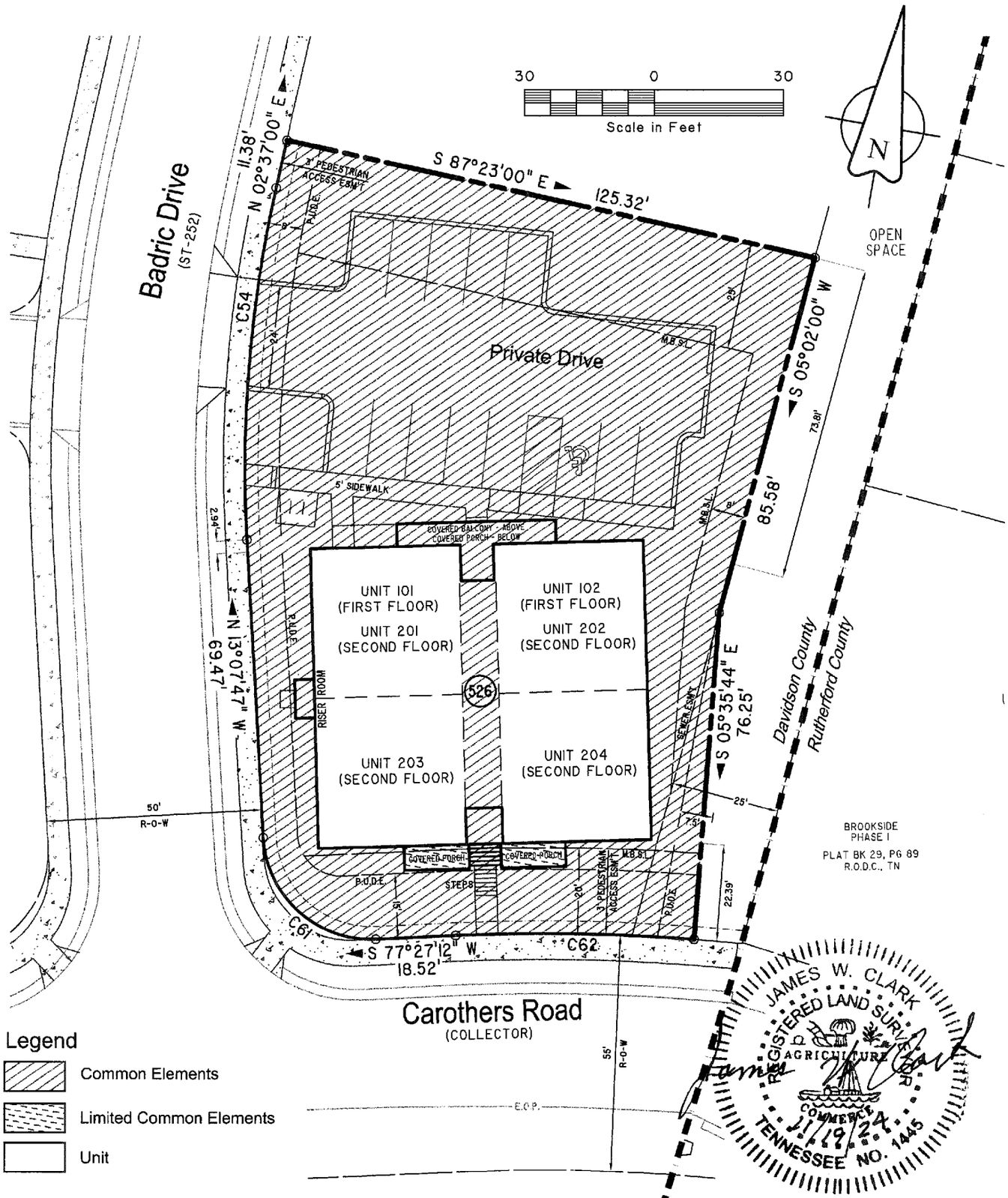
Land in Davidson County, Tennessee, being Lot No. 526 as shown on the Final Plat of Carothers Crossing, Phase 5A, of record in Instrument No. 20241017-0080405, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 Partnership, of record in Instrument No. 20230621-0046948, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "2"

Site Plans

[TO BE ATTACHED]



Legend

- Common Elements
- Limited Common Elements
- Unit

CURVE TABLE						
No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C54	015°44'47"	300.00'	82.45'	41.49'	82.19'	S05°15'23"E
C61	089°25'01"	25.00'	39.02'	24.75'	35.18'	S57°50'17"E
C62	008°20'57"	454.98'	66.30'	33.21'	66.24'	S81°37'40"W

Notes

1. Property Map 188-10-0-A
2. Site Acreage: 19,347 Square Feet or 0.444± Acres.
3. Deed Reference: Regent Homes, LLC
   Instr. No. 20230621-0046948
   R.O.D.C. Tenn.
4. Plat Reference: Phase 5A, Carothers Crossing
   Instr. No. 20241017-0080405, R.O.D.C. Tenn.
5. 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.

Exhibit "D"
Carothers Farms Stacked Flats
A Condominum Development

Lot 526 - Carothers Crossing, Phase 5A
7363 Carothers Road

A Condominium Development

Nashville, Davidson County, Tennessee

Property Map 188-10-0-A, Parcel 526

Sheet 1 of 3

Date: October 25, 2014 Scale: 1" = 30'

prepared for:

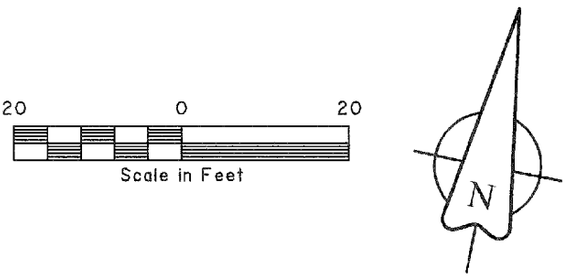
Regent Homes, LLC

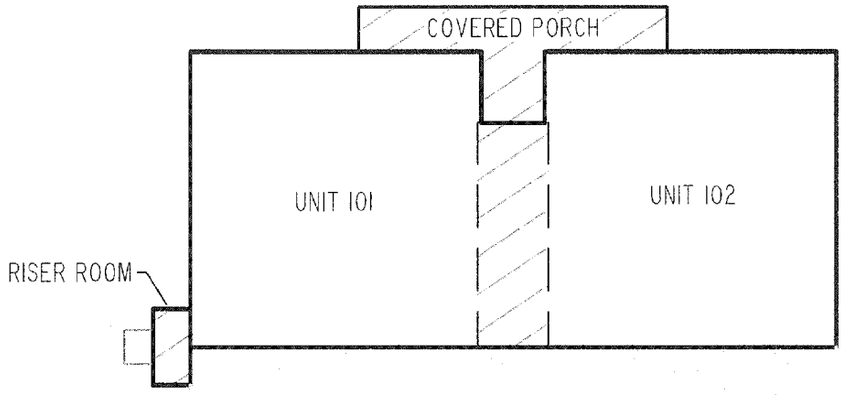
PREPARED BY:

Anderson, Delk, Epps & Associates, Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

17-130





Legend

Common Elements

Unit

Slab on Grade / Units 203 and 204 Above (No First Floor Units)

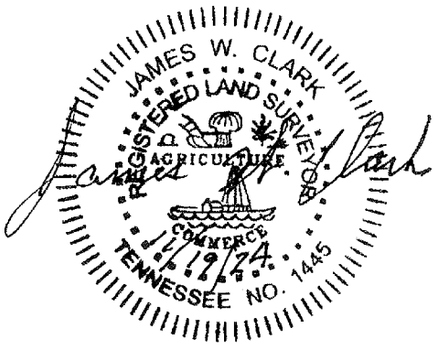


Exhibit "D"
Carothers Farms Stacked Flats
A Condominum Development

Lot 526 - Carothers Crossing, Phase 5A
7363 Carothers Road

A Condominium Development

Nashville, Davidson County, Tennessee

Property Map 188-10-0-A, Parcel 526

Sheet 2 of 3

Date: October 25, 2024 Scale: 1" = 30'

prepared for:

Regent Homes, LLC

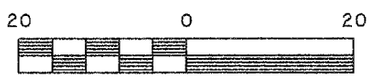
PREPARED BY:

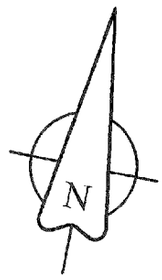
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

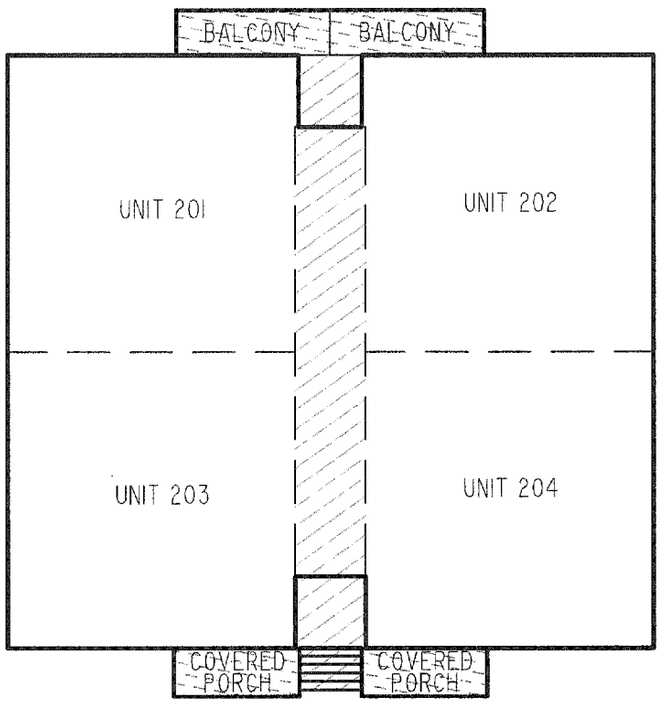
17-130

Notes

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5. 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

- Common Elements
- Unit
- Limited Common Elements

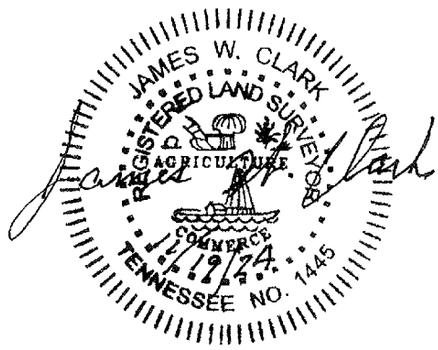


Exhibit "D"
Carothers Farms Stacked Flats
A Condominum Development

Lot 526 - Carothers Crossing, Phase 5A
7363 Carothers Road

A Condominium Development

Nashville, Davidson County, Tennessee

Property Map 188-10-0-A, Parcel 526

Sheet 3 of 3

Date: October 25, 2024 Scale: 1" = 30'

prepared for:

Regent Homes, LLC

Notes

1. Property Map 188-10-0-A
2. Site Acreage: 19,347 Square Feet or 0.444± Acres.
3. Deed Reference: Regent Homes, LLC
   Instr. No. 20230621-0046948
   R.O.D.C. Tenn.
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PREPARED BY:

Anderson, Delk, Epps & Associates, Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

17-130

EXHIBIT "3"

"EXHIBIT E"

ALLOCATION OF INTERESTS AND VOTES

Unit Number		Unit % of Common Elements		Number of Votes
		Building (lot) 137		
1		1.02%		1
2		1.02%		1
3		1.02%		1
4		1.02%		1
		Building I		
101		1.02%		1
102		1.02%		1
103		1.02%		1
201		1.02%		1
202		1.02%		1
203		1.02%		1
		Building (lot) 162		
101		1.02%		1
102		1.02%		1
103		1.02%		1
201		1.02%		1
202		1.02%		1
		Building (lot) 184		
101		1.02%		1
102		1.02%		1
103		1.02%		1
201		1.02%		1
202		1.02%		1
203		1.02%		1
		Building (lot) 185		
101		1.02%		1
102		1.02%		1
103		1.02%		1

201		1.02%		1
202		1.02%		1
		Building (lot) 382		
101		1.02%		1
102		1.02%		1
103		1.02%		1
104		1.02%		1
201		1.02%		1
202		1.02%		1
203		1.02%		1
204		1.02%		1
		Building (lot) 383		
101		1.02%		1
102		1.02%		1
103		1.02%		1
104		1.02%		1
201		1.02%		1
202		1.02%		1
203		1.02%		1
204		1.02%		1
		Building (lot) 384		
003		1.02%		1
004		1.02%		1
101		1.02%		1
102		1.02%		1
103		1.02%		1
104		1.02%		1
201		1.02%		1
202		1.02%		1
203		1.02%		1
204		1.02%		1
		Building (lot) 385		
003		1.02%		1
004		1.02%		1
101		1.02%		1
102		1.02%		1

103		1.02%		1
104		1.02%		1
201		1.02%		1
202		1.02%		1
203		1.02%		1
204		1.02%		1
		Building (lot) 386		
003		1.02%		1
004		1.02%		1
101		1.02%		1
102		1.02%		1
103		1.02%		1
104		1.02%		1
201		1.02%		1
202		1.02%		1
203		1.02%		1
204		1.02%		1
		Building (lot) 387		
003		1.02%		1
004		1.02%		1
101		1.02%		1
102		1.02%		1
103		1.02%		1
104		1.02%		1
201		1.02%		1
202		1.02%		1
203		1.02%		1
204		1.02%		1
		Building (lot) 388		
003		1.02%		1
004		1.02%		1
101		1.02%		1
102		1.02%		1
103		1.02%		1
104		1.02%		1
201		1.02%		1
202		1.02%		1

203		1.02%		1
204		1.02%		1
		Building (lot) 526		
101		1.02%		1
102		1.02%		1
201		1.02%		1
202		1.02%		1
203		1.02%		1
204		1.02%		1
TOTAL		100.00%		98

NOTE: AS SET FORTH IN SECTION 2.06 OF THE DECLARATION, THE PERCENTAGES LISTED HEREON WITH RESPECT TO THE UNITS ARE SUBJECT TO CHANGE UPON THE ANNEXATION OF ADDITIONAL PROPERTY TO THE CONDOMINIUM.

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 November 21, 2024 (date of document).

Affiant Signature

November 21, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

