Karen Johnson Davidson County
Batch# 1229574 DEEDMAST
01/23/2025 11:25:30 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20250123-0005305

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

THIRTEENTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS (ANNEXING BUILDINGS 521 AND 522 PROPERTY)

THIS THIRTEENTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROTHERS FARMS STACKED FLATS ("Thirteenth Supplement") is made this the 17th day of January, 2025, 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 two (2) buildings, each containing four (4) residential Condominium Units, to be identified as Units 548A, 548B, 548C, and 548D in Building 521 and Units 544A, 544B, 544C, and 544D in Building 522, 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 "Buildings 521 and 522 Property") and further desires to subject

said Buildings 521 and 522 Property to the covenants, conditions, and restrictions of the Condominium Declaration; and

WHEREAS, said Buildings 521 and 522 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 Buildings 521 and 522 Property, located upon the real property described on Exhibit "1" attached hereto, which includes Units 548A, 548B, 548C, and 548D in Building 521 and Units 544A, 544B, 544C, and 544D in Building 522, 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 Buildings 521 and 522 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 Common Elements and Limited Common Elements 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 Buildings 521 and 522 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 Thirteenth 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 17th day of January, 2025.

_____
Notary Public

My Commission Expires:_____

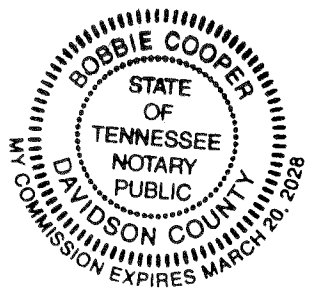


EXHIBIT "1"

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 521 and 522 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"

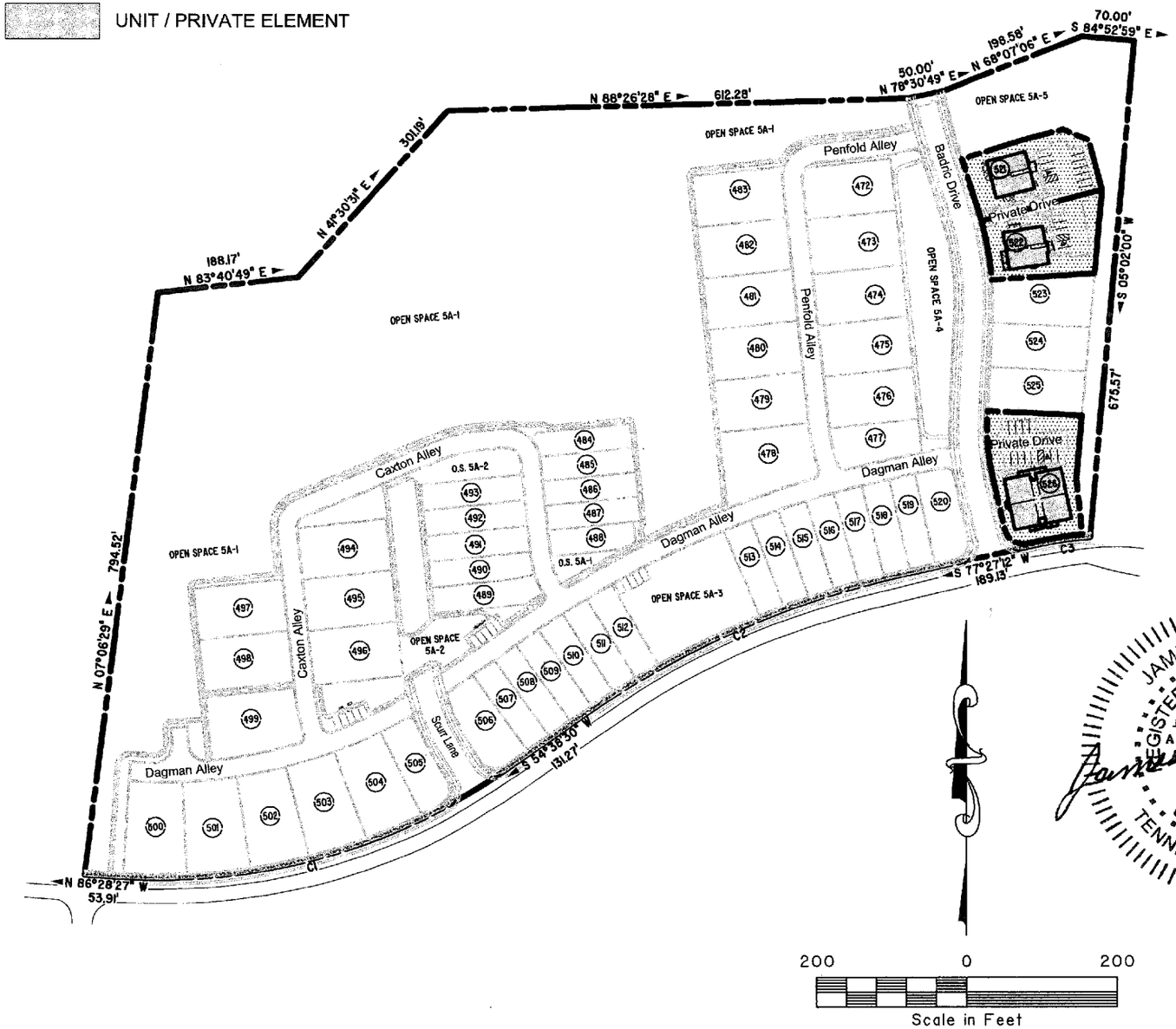
Site Plans

[TO BE ATTACHED]

COMMON ELEMENT

LIMITED COMMON ELEMENT

UNIT / PRIVATE ELEMENT



Notes

1. Property Map — 188-10-0-A, Parcels 521, 522 and 526
2. Site Acreage:
   521 : 14,916 Square Feet or 0.342± Acres.
   522 : 14,277 Square Feet or 0.328± Acres.
   526 : 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.

JAMES W. CLARK
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
01/16/25
TENNESSEE NO. 1445

Exhibit "D"
Carothers Farms Stacked Flats
A Condominium Development

Lots 521, 522, and 526 - Carothers Crossing, Phase 5A

Nashville, Davidson County, Tennessee
Property Map 188-10-0-A, Parcels 521, 522 & 526

Date: 01-16-2025 1" = 200'

PREPARED FOR:

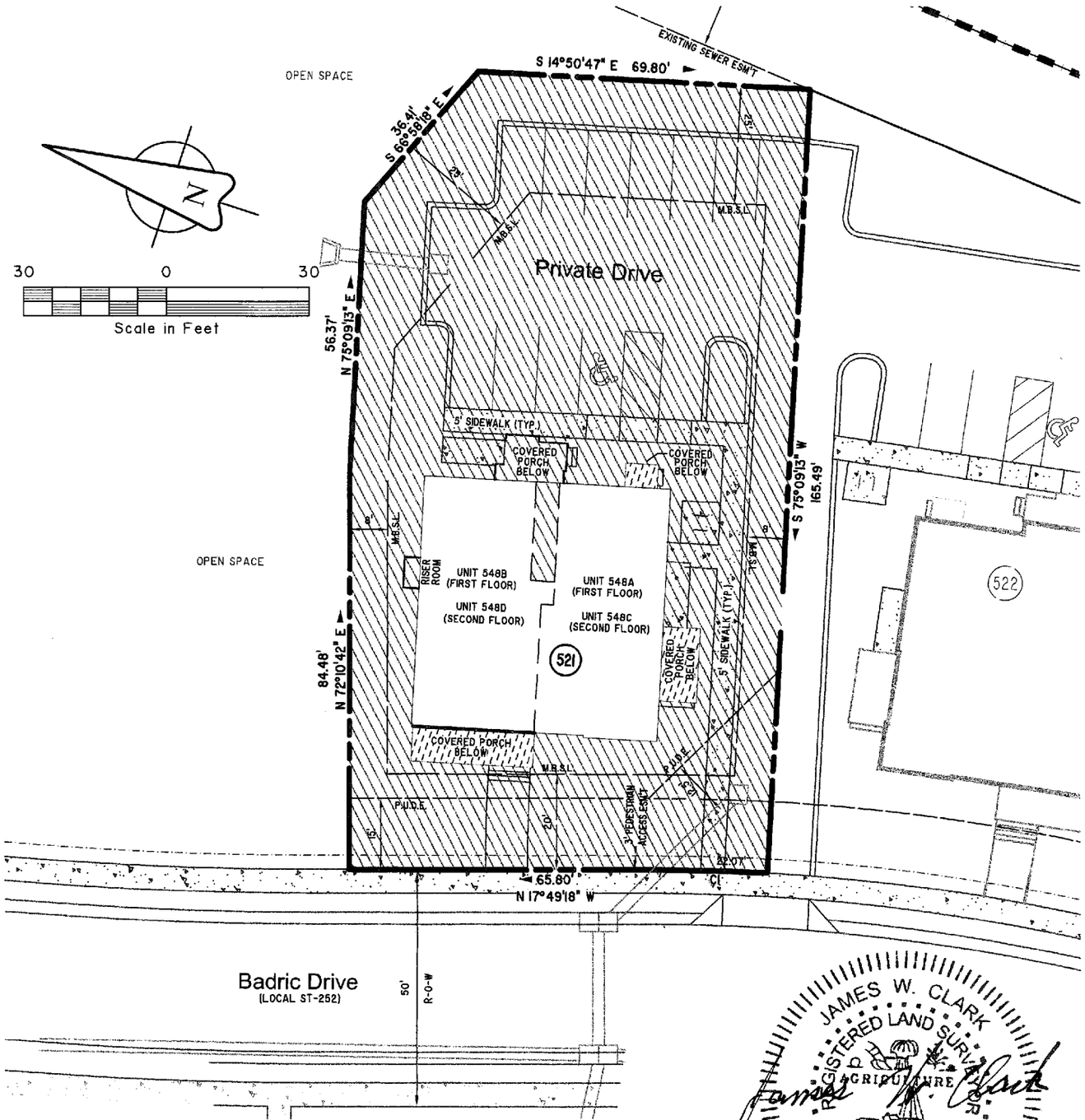
Regent Homes, LLC

PREPARED BY:

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

17-130

20250123000530S



JAMES W. CLARK
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
01/16/25
TENNESSEE NO. 1445

Legend

- Common Elements
- Limited Common Elements
- Unit

CURVE TABLE						
No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	002°58'41"	425.00'	22.07'	11.04'	22.07'	S16°20'03"E

Notes

1. Property Map 188-10-0-A, Parcel 521
2. Site Acreage: 14,916 Square Feet or 0.342± 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 521 - Carothers Crossing, Phase 5A
548 Badric Drive
(Units 548A, 548B, 548C, and 548D)

Nashville, Davidson County, Tennessee
Property Map 188-10-0-A, Parcel 521

Sheet 1 of 2
Date: January 16, 2025 Scale: 1" = 30'

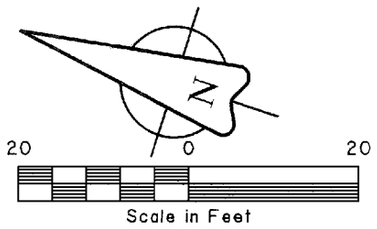
prepared for:

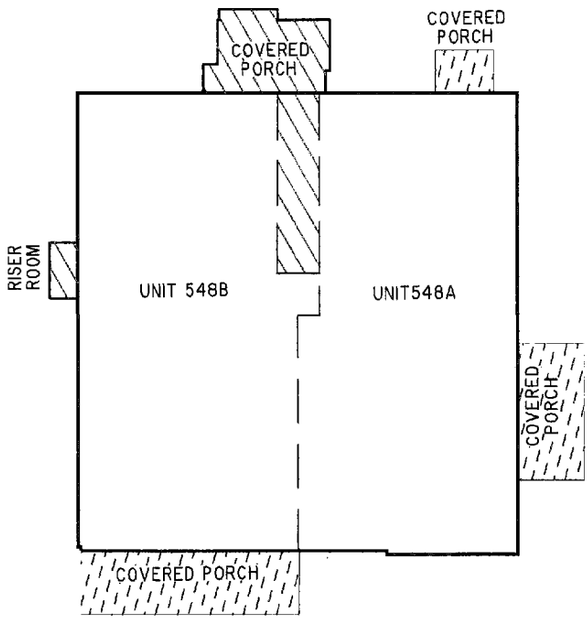
Regent Homes, LLC

PREPARED BY:

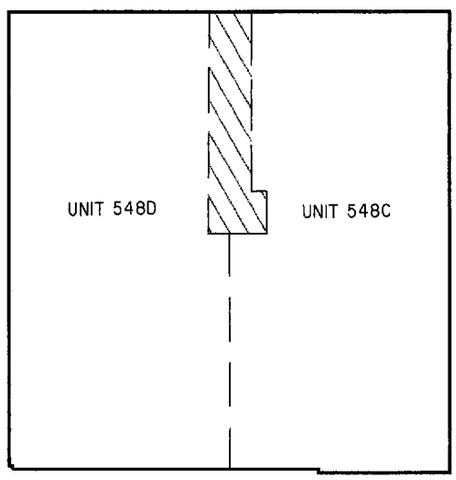
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

17-130

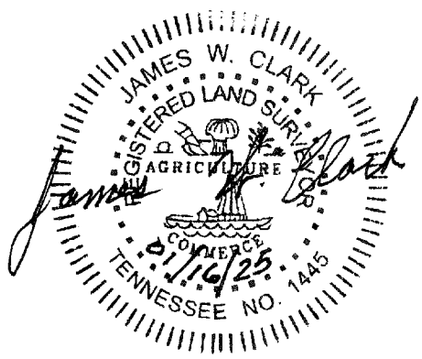




1st Floor



2nd Floor



Legend

- Common Elements
- Unit
- Limited Common Elements

Notes

1. Property Map 188-10-0-A, Parcel 521
2. Site Acreage: 14,916 Square Feet or 0.342± 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 521 - Carothers Crossing, Phase 5A
548 Badric Drive
(Units 548A, 548B, 548C, and 548D)

Nashville, Davidson County, Tennessee
Property Map 188-10-0-A, Parcel 521

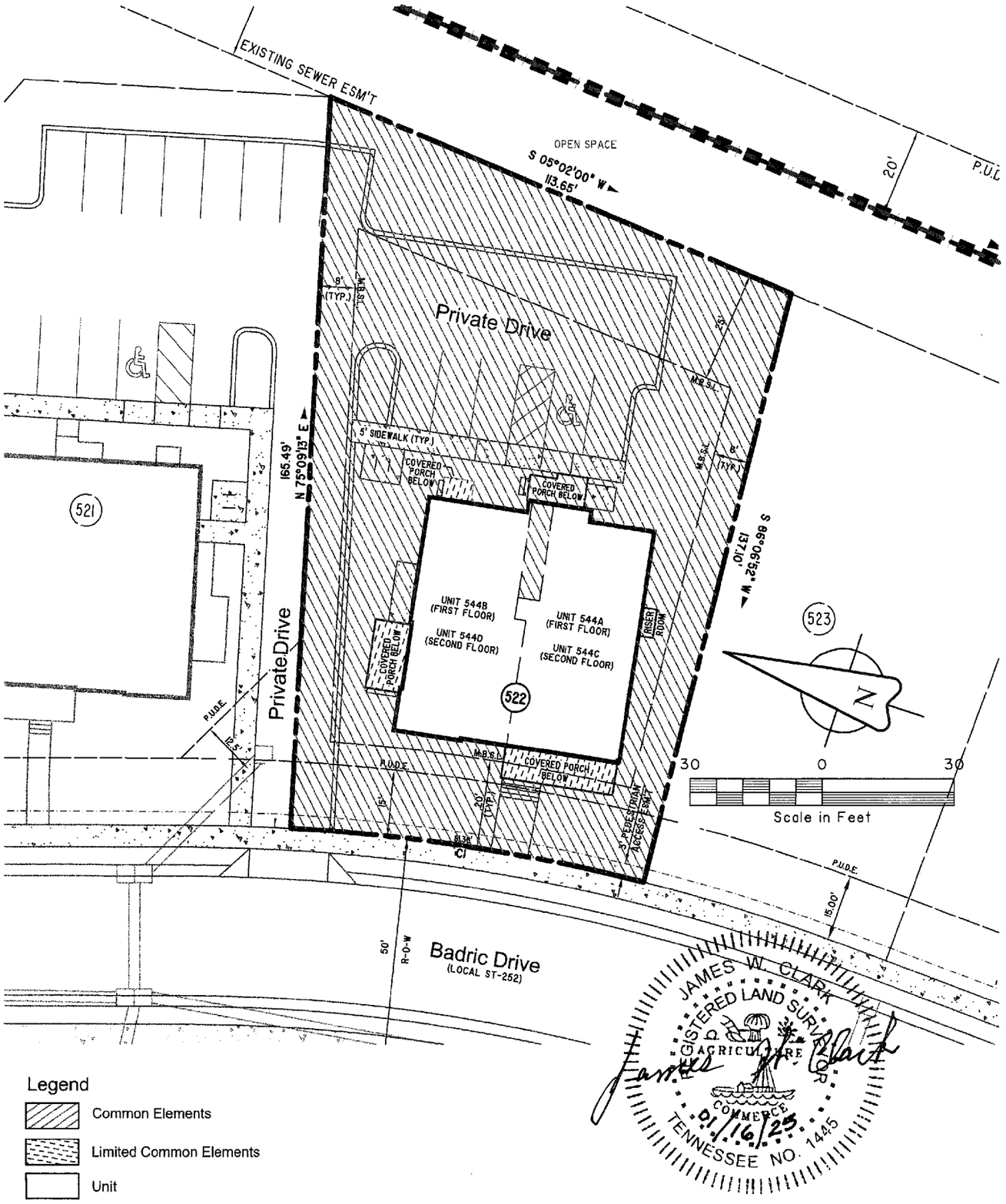
Sheet 2 of 2
Date: January 16, 2025 Scale: 1" = 20'

prepared for:

Regent Homes, LLC

PREPARED BY:

Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211



Legend

- Common Elements
- Limited Common Elements
- Unit

CURVE TABLE						
No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	010°57'38"	425.00'	81.30'	40.77'	81.18'	N09°21'59"W

JAMES W. CLARK
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1445
01/16/25

Exhibit "D"
Carothers Farms Stacked Flats
A Condominum Development

Lot 522 - Carothers Crossing, Phase 5A
544 Badric Drive
(Units 544A, 544B, 544C, and 544D)

Nashville, Davidson County, Tennessee
Property Map 188-10-0-A, Parcel 522

Sheet 1 of 2
Date: January 16, 2025 Scale: 1" = 30'

prepared for:

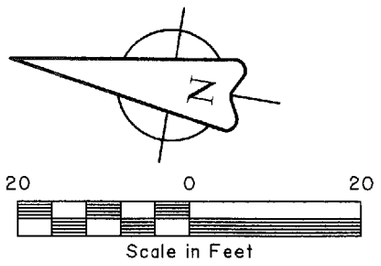
Regent Homes, LLC

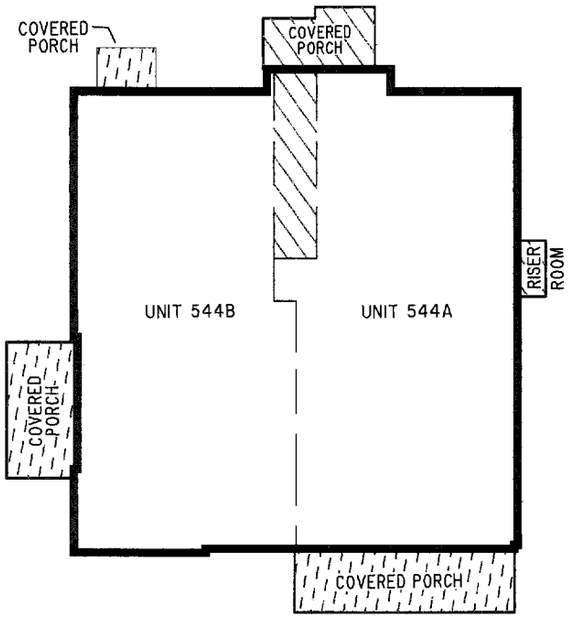
Notes

1. Property Map 188-10-0-A, Parcel 522
2. Site Acreage: 14,277 Square Feet or 0.328± 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.

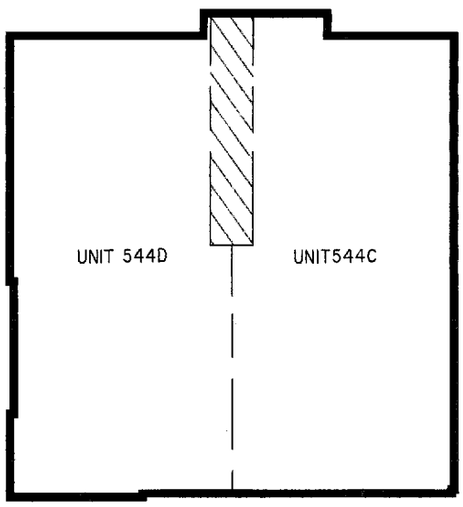
PREPARED BY:
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

17-130

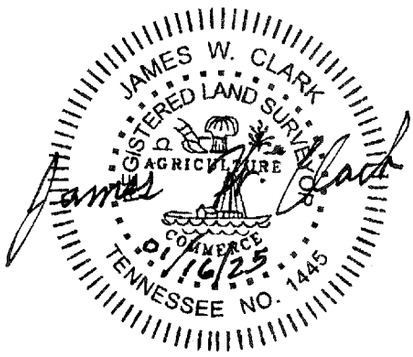




1st Floor



2nd Floor



Legend

- Common Elements
- Unit
- Limited Common Elements

Notes

1. Property Map 188-10-0-A, Parcel 522
2. Site Acreage: 14,277 Square Feet or 0.328± 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 522 - Carothers Crossing, Phase 5A
544 Badric Drive
(Units 544A, 544B, 544C, and 544D)

Nashville, Davidson County, Tennessee
Property Map 188-10-0-A, Parcel 522

Sheet 2 of 2
Date: January 16, 2025 Scale: 1" = 20'

prepared for:

Regent Homes, LLC

PREPARED BY:

Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

202501230005305

EXHIBIT "3"

"EXHIBIT E"

ALLOCATION OF INTERESTS AND VOTES

Unit Number		Unit % of Common Elements		Number of Votes
		Building (lot) 137		
1		0.94%		1
2		0.94%		1
3		0.94%		1
4		0.94%		1
		Building I		
101		0.94%		1
102		0.94%		1
103		0.94%		1
201		0.94%		1
202		0.94%		1
203		0.94%		1
		Building (lot) 162		
101		0.94%		1
102		0.94%		1
103		0.94%		1
201		0.94%		1
202		0.94%		1
		Building (lot) 184		
101		0.94%		1
102		0.94%		1
103		0.94%		1
201		0.94%		1
202		0.94%		1
203		0.94%		1
		Building (lot) 185		
101		0.94%		1
102		0.94%		1
103		0.94%		1

201		0.94%		1
202		0.94%		1
		Building (lot) 382		
101		0.94%		1
102		0.94%		1
103		0.94%		1
104		0.94%		1
201		0.94%		1
202		0.94%		1
203		0.94%		1
204		0.94%		1
		Building (lot) 383		
101		0.94%		1
102		0.94%		1
103		0.94%		1
104		0.94%		1
201		0.94%		1
202		0.94%		1
203		0.94%		1
204		0.94%		1
		Building (lot) 384		
003		0.94%		1
004		0.94%		1
101		0.94%		1
102		0.94%		1
103		0.94%		1
104		0.94%		1
201		0.94%		1
202		0.94%		1
203		0.94%		1
204		0.94%		1
		Building (lot) 385		
003		0.94%		1
004		0.94%		1
101		0.94%		1
102		0.94%		1

103		0.94%		1
104		0.94%		1
201		0.94%		1
202		0.94%		1
203		0.94%		1
204		0.94%		1
		Building (lot) 386		
003		0.94%		1
004		0.94%		1
101		0.94%		1
102		0.94%		1
103		0.94%		1
104		0.94%		1
201		0.94%		1
202		0.94%		1
203		0.94%		1
204		0.94%		1
		Building (lot) 387		
003		0.94%		1
004		0.94%		1
101		0.94%		1
102		0.94%		1
103		0.94%		1
104		0.94%		1
201		0.94%		1
202		0.94%		1
203		0.94%		1
204		0.94%		1
		Building (lot) 388		
003		0.94%		1
004		0.94%		1
101		0.94%		1
102		0.94%		1
103		0.94%		1
104		0.94%		1
201		0.94%		1
202		0.94%		1

203		0.94%		1
204		0.94%		1
		Building (lot) 521		
548A		0.94%		1
548B		0.94%		1
548C		0.94%		1
548D		0.94%		1
		Building (lot) 522		
544A		0.94%		1
544B		0.94%		1
544C		0.94%		1
544D		0.94%		1
		Building (lot) 526		
101		0.94%		1
102		0.94%		1
201		0.94%		1
202		0.94%		1
203		0.94%		1
204		0.94%		1
TOTAL		100.00%		106

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 January 17, 2025 (date of document).

Affiant Signature

January 17, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

