THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm (WHB)
330 Commerce Street, Suite 110
P. O. Box 198985
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 1334782 DEEDMAST
10/16/2025 10:54:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20251016-0082374

THIRD SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAROTHERS CROSSING TOWNHOMES A TOWNHOME PLANNED UNIT DEVELOPMENT (A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS) (ANNEXING LOTS 499 AND 502 PROPERTY)

THIS THIRD SUPPLEMENT ("Third Supplement") TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAROTHERS CROSSING TOWNHOMES A TOWNHOME PLANNED UNIT DEVELOPMENT (A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS) (ANNEXING LOTS 499 AND 502 PROPERTY) is entered into and made effective as of the 15th day of October, 2025, by Regent Homes, LLC, a Tennessee limited liability company (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, Declarant previously established certain covenants, conditions, and restrictions for property located in Davidson County, Tennessee, by which the Declarant created the Carothers Crossing Townhomes Subdivision (hereinafter referred to as the "Subdivision"), by the Declaration Of Covenants, Conditions And Restrictions For Carothers Crossing Townhomes A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements) (the "Original Declaration"), of record in Instrument Number 20241125-0092078, in the Register's Office for Davidson County, Tennessee (the "Register's Office"); as amended and supplemented by the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions for Carothers Crossing Townhomes A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements) (Annexing Lots 478, 479, 481, and 483 Property), of record in Instrument Number 20250403-0025515, in the Register's Office (the "First Amendment and Supplement"); as supplemented by the Second Supplement to the Declaration of Covenants, Conditions and Restrictions for Carothers Crossing Townhomes A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements) (Annexing Lots 480, 482, 503, and 504 Property), of record in Instrument Number 20250822-0067322, in the Register's Office (the "Second Supplement"; the Original Declaration together with the First Amendment and Supplement and the Second Supplement may be collectively referred to as the "Declaration"); and

WHEREAS, pursuant to Article XI, Section 1(b) of said Declaration, Declarant desires to annex and subject certain additional real property to the Declaration; said property being more particularly described in **Exhibit 1** attached hereto (the "Lots 499 and 502 Property"); and

NOW THEREFORE, the Declaration is hereby supplemented as follows:

1. The Declaration shall be and hereby is supplemented for purposes of annexing the Lots 499 and 502 Property, as more particularly described on **Exhibit 1** and shown on **Exhibit 2** attached hereto, to the Subdivision and subjecting said Lots 499 and 502 Property to the covenants, conditions, and restrictions of the Declaration as may be supplemented and amended from time to time.

2. All other items not heretofore amended shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned, on behalf of the Declarant, has executed this Third Supplement 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 Jackson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared David C. McGowan, Jr., 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 Chief Manager of Regent Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as the Chief Manager of the 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 Chief Manager.

WITNESS my hand and official seal at Woodbine, Tennessee, this 16 day of October, 2025.

_____
NOTARY PUBLIC

My commission expires: 5-09-2026

JOHN BARCROFT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT 1

Exhibit "A"

LEGAL DESCRIPTION FOR LOTS 499 AND 502 PROPERTY

Land in Davidson County, Tennessee, being Lots 499 and 502, as shown on the Final Plat Carothers Crossing, Phase 5A, of record in Instrument No. 202441017-0080405, Register's Office for Davidson County, Tennessee.

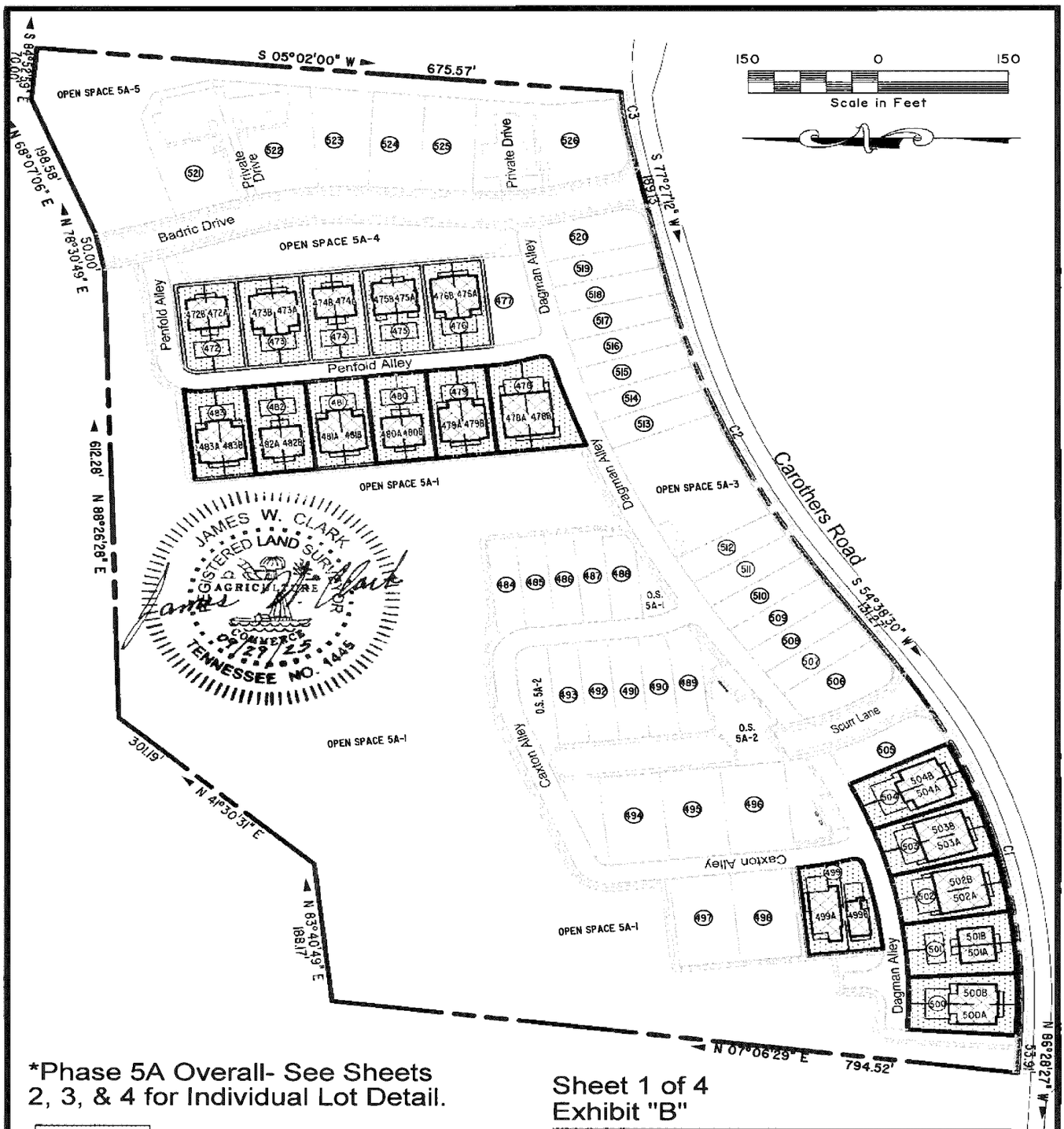
Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, recorded in Instrument No. 20230621-0046946, Register's Office for Davidson County, Tennessee.

EXHIBIT 2

Exhibit "B"

SITE PLAN

[SEE ATTACHED]



*Phase 5A Overall- See Sheets 2, 3, & 4 for Individual Lot Detail.

LIMITED COMMON ELEMENTS

UNIT / PRIVATE ELEMENT

Notes

1. Property Map: 188-10-0-A, Parcels 472, 473, 474, 475, 476, 478, 479, 480, 481, 482, 483, 499, 500, 501, 502, 503, and 504.
2. Site Acreage: 142,632 Square Feet or 3.275± 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.

Sheet 1 of 4
Exhibit "B"

Carothers Crossing Townhomes

A Horizontal Property Regime With Private Elements (Lots 472-476, 478-483, 499-504).

Nashville, Davidson County, Tennessee

Property Map 188-10-0-A, Parcels 472, 473, 474, 475, 476, 478, 479, 480, 481, 482, 483, 499, 500, 501, 502, 503 and 504.

Date: 09-29-2025 1" = 150'

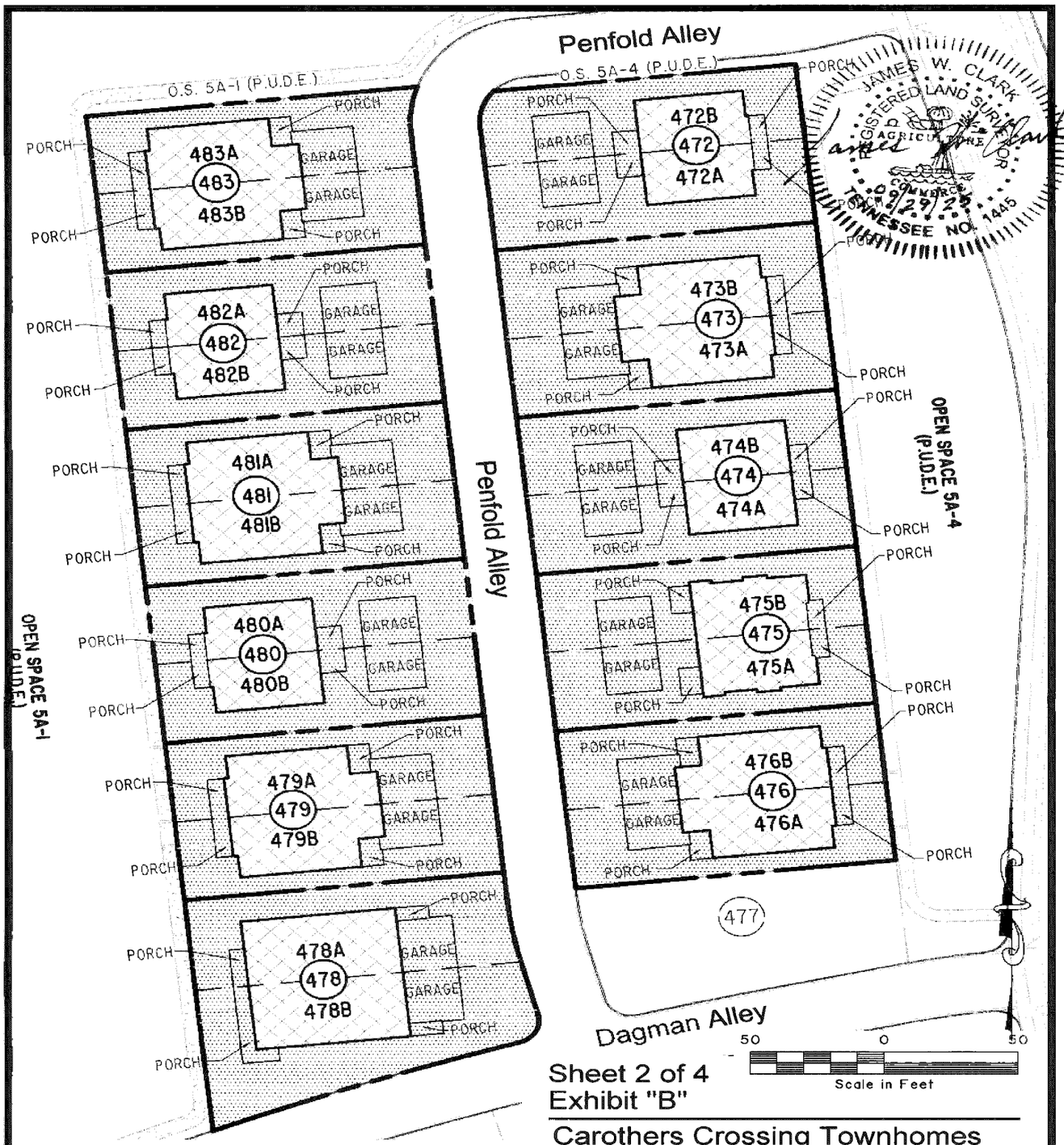
PREPARED FOR:

Regent Homes, LLC

PREPARED BY:

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

17-130



Sheet 2 of 4
Exhibit "B"

LIMITED COMMON ELEMENTS

UNIT / PRIVATE ELEMENT

Notes

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Carothers Crossing Townhomes

A Horizontal Property Regime With Private Elements
(Lots 472-476, 478-483, 499-504)

Nashville, Davidson County, Tennessee

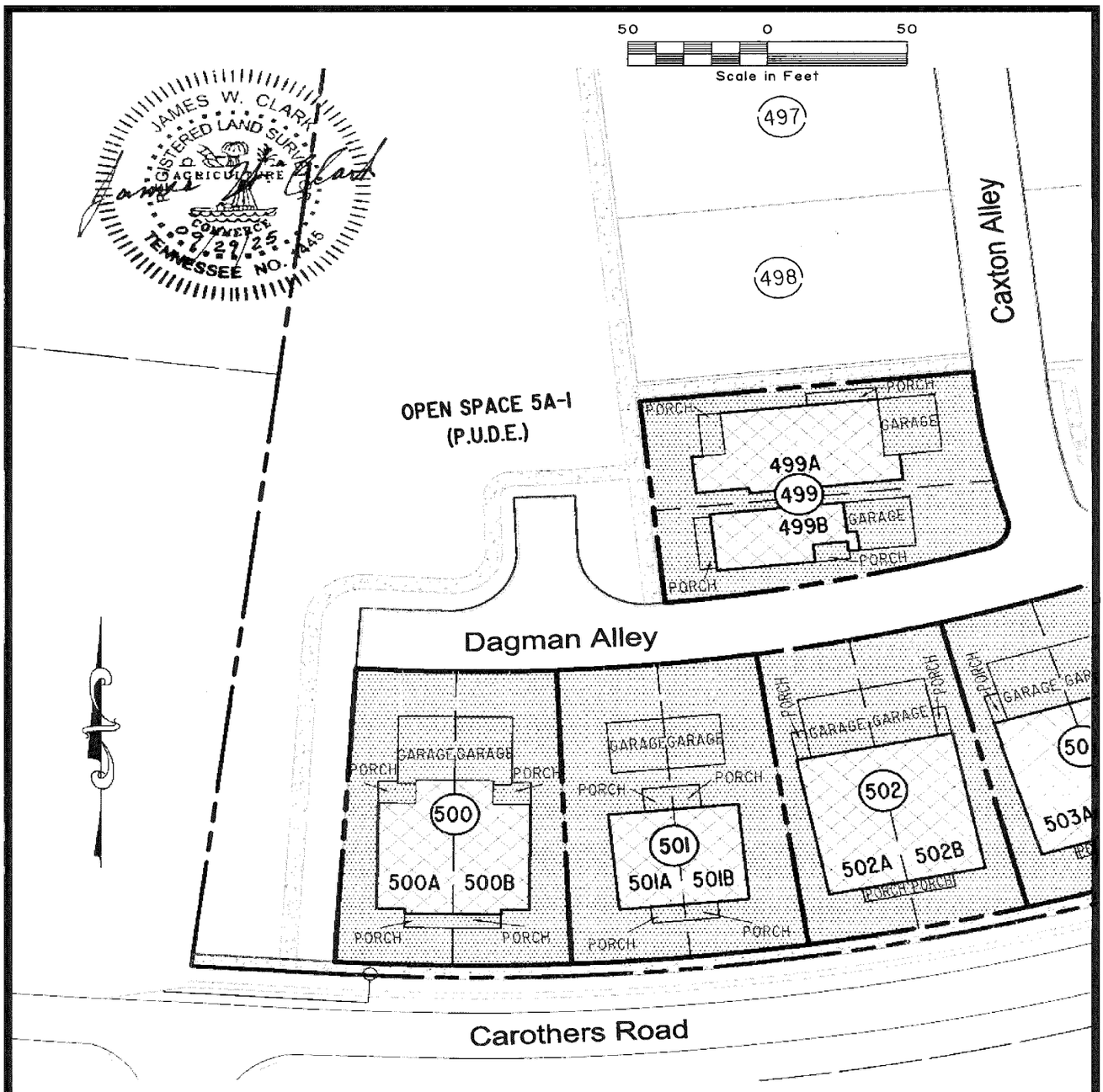
Property Map 188-10-0-A, Parcels 472, 473, 474, 475, 476, 478, 479, 480, 481, 482, 483, 499, 500, 501, 502, 503, and 504.

Date: 09-29-2025 1" = 50'

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PREPARED BY:
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LIMITED COMMON ELEMENTS

UNIT / PRIVATE ELEMENT

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Sheet 3 of 4
Exhibit "B"

Carothers Crossing Townhomes

A Horizontal Property Regime With Private Elements
(Lots 472-476, 478-483, 499-504)

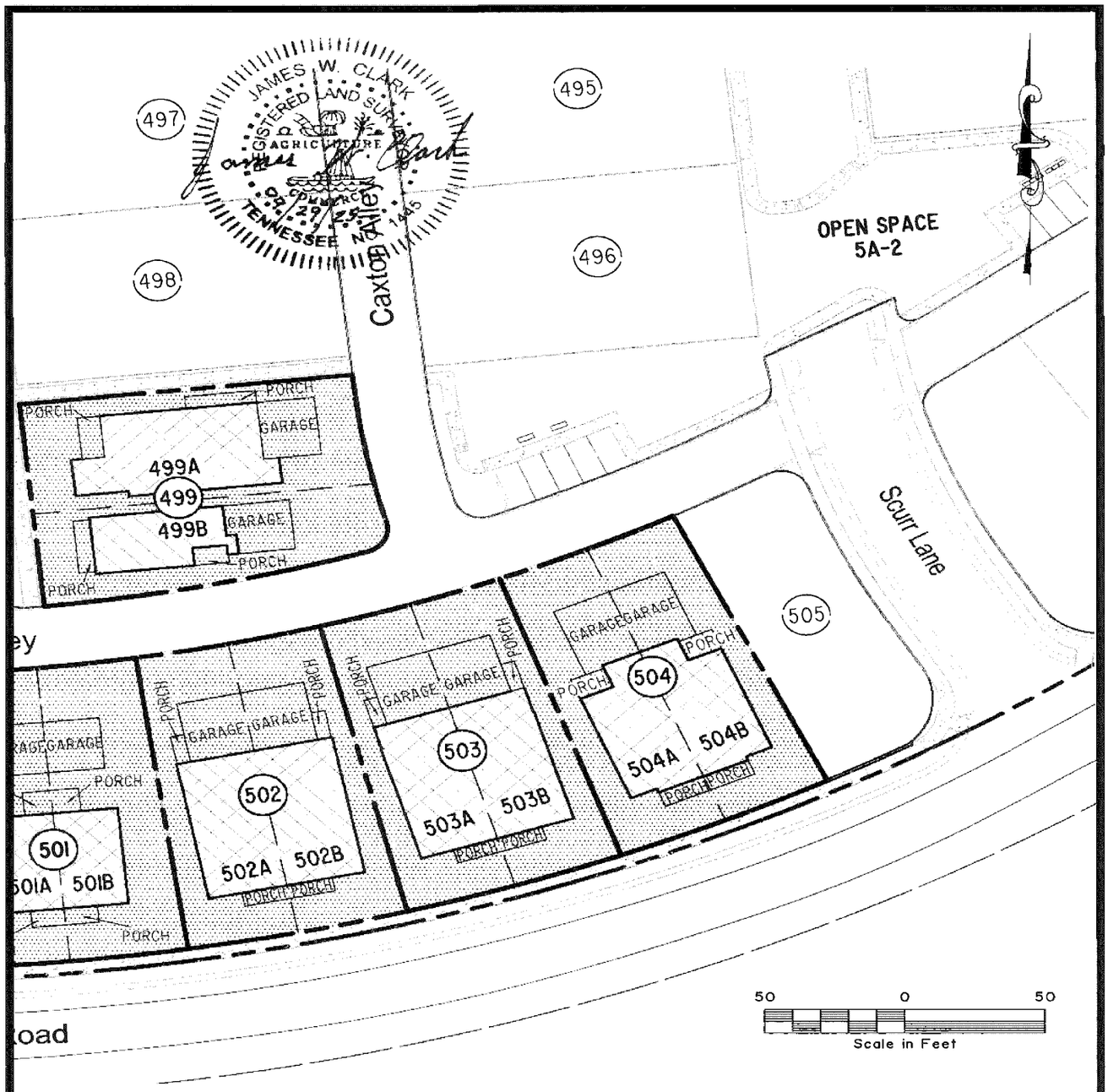
Nashville, Davidson County, Tennessee
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LIMITED COMMON ELEMENTS

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Sheet 4 of 4
Exhibit "B"

Carothers Crossing Townhomes

A Horizontal Property Regime With Private Elements
(Lots 472-476, 478-483, 499-504)

Nashville, Davidson County, Tennessee
Property Map 188-10-0-A, Parcels 472, 473, 474, 475, 476, 478, 479, 480, 481, 482, 483, 499, 500, 501, 502, 503, and 504.

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Nashville, Tennessee 37211
(615) 331-0809

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Certificate of Authenticity

I, Leigh Norton, 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 15, 2025
Date

Affiant Signature

October 15 2025
Date

State of Tennessee

County of Davidson

Sworn and subscribed to me this 15th day of October 2025

Notary's Signature

My Commission Expires: 3/20/2028
Date

Notary's Seal (if on paper)

