

20015308

9 PGS:AL-RESTRICTIONS

NANCY BATCH: 234273 08/31/2020 - 01:14 PM

VALUE 0.00

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 45.00

ARCHIVE FEE 0.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 47.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING

REGISTER OF DEEDS

Pick up.

This instrument Was Prepared by:
J. Bryan Echols
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067

**THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR VILLAGE AT CARTER'S STATION, A HORIZONTAL
PROPERTY REGIME WITH PRIVATE ELEMENTS**

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGE AT CARTER'S STATION, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS (this "Amendment") is made to be effective as of the date of recording in the Register's Office for Maury County, Tennessee.

RECITALS:

WHEREAS, Village at Carter's Station Development, LLC, as Declarant, executed that certain Declaration of Covenants, Conditions and Restrictions for Village at Carter's Station, A Horizontal Property Regime With Private Elements dated as of November 13, 2018, and recorded at Book R2527, page 1328, Register's Office for Maury County, Tennessee, as amended from time to time (as amended, the "Declaration"); and

WHEREAS, the Declaration provides that the Declaration may be amended by the Declarant to add additional Units from time to time.

NOW, THEREFORE, notice is hereby provided as follows:

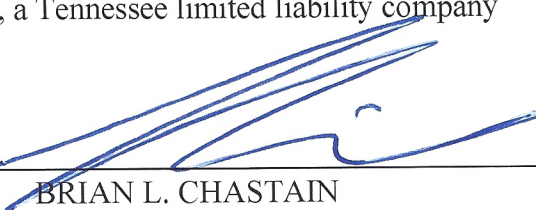
1. The recitals set forth above are hereby incorporated in their entirety. Capitalized terms used herein and not otherwise defined shall have the meaning given in the Declaration.
2. The Property shall be deemed to include the real property described on Exhibit A to this Amendment.
3. The Plat of Units is amended to include the additional Units more particularly set forth on Exhibit A-1 to this Amendment, as well as the Parking Exhibit attached thereto.
4. The Parking Exhibit shows parking spaces for the additional Units. Each parking space shall be deemed a Limited Common Element of the Unit to which it is assigned. A parking space shall be deemed assigned to the Unit that has a matching number regardless of whether the deed of conveyance references such Limited Common Element. A Unit may have one or two parking spaces, as set forth on the Parking Exhibit.
5. Except as expressly amended herein, the terms and provisions of the Declaration remain unchanged and in full force and effect.

[SIGNATURE PAGES TO FOLLOW]

DECLARANT:

VILLAGE AT CARTER'S STATION DEVELOPMENT,
LLC, a Tennessee limited liability company

By: _____


BRIAN L. CHASTAIN
President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Bryan D. Spicer, a Notary Public of said County and State, personally appeared BRIAN L. CHASTAIN, 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 VILLAGE AT CARTER'S STATION DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28th day of July, 2020.



Notary Public

MY COMMISSION EXPIRES: _____

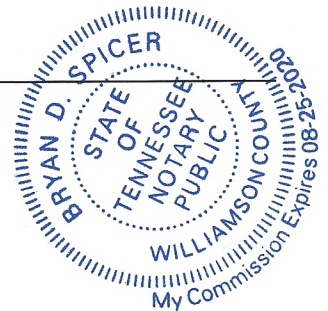
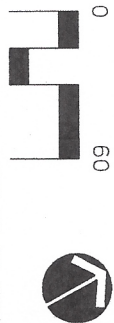


EXHIBIT A
ADDITIONAL PROPERTY

Land in Maury County, Tennessee, being all of Village at Carter's Station, Section 1, Phase 1C, of record at Plat Book P21, page 241, Register's Office for Maury County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

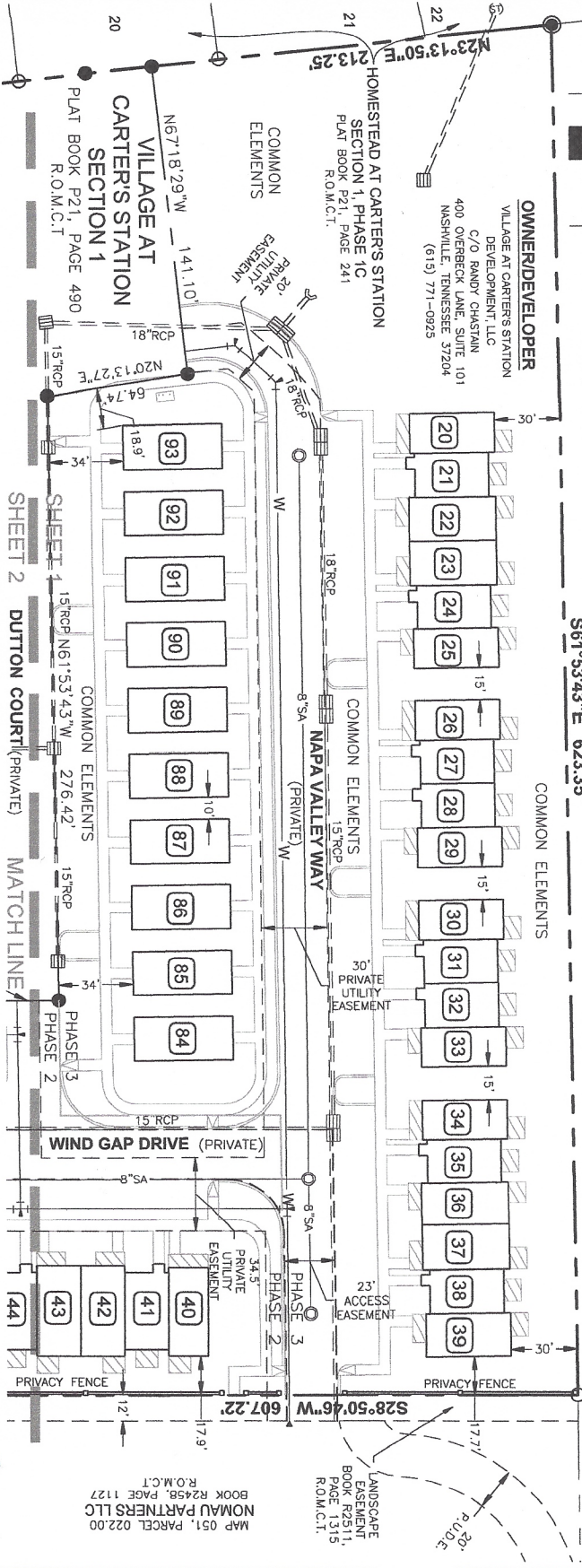
EXHIBIT A-1
PLAT OF ADDITIONAL UNITS
TO BE ATTACHED



MAP 051, PARCEL 021.00
DAVID A. DANIELS
BOOK 1157, PAGE 404
R.O.M.C.T.

PROPERTY MAP REFERENCE
BEING A PART OF PARCEL NUMBER 022.01
AS SHOWN ON MAURY COUNTY PROPERTY
MAP NUMBER 051.

OWNER/DEVELOPER
VILLAGE AT CARTER'S STATION
DEVELOPMENT, LLC
C/O RANDY CHASTAIN
400 OVERBECK LANE, SUITE 101
NASHVILLE, TENNESSEE 37204
(615) 771-0923



LEGEND

- IRON ROD (NEW)
- IRON ROD (OLD)
- IRON PIPE (OLD)
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- REINFORCED CONCRETE PIPE
- CATCH BASIN/CURB INLET
- STORM MANHOLE
- LOT NUMBER
- UNIT NUMBER
- WATER LINE
- CONCRETE
- LIMITED COMMON ELEMENTS
- REGISTER'S OFFICE FOR MAURY COUNTY, TN
- HEADWALL

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE A HORIZONTAL PROPERTY REGIME WITH BUILDING PADS, INGRESS/EGRESS AND OPEN SPACE.
2. BY SCALED MAP LOCATION AND GRAPHIC NOT LIE WITHIN A FEMA "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON MAP NO. 47119C0180E WITH AN EFFECTIVE DATE OF APRIL 16, 2007.
3. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN CONTAINS THE INFORMATION REQUIRED BY T.C.A. 66-27309 PLATS AND PLANS.
DATE OF PLAT OR PLAN
TN LICENSE NO. 1572
NAME
PRINTED NAME JOHN T. DARNALL



SHEET 1 OF 2

DATE:	AUGUST 21, 2019
APPROVED:	JTD
DRAWN:	KCK
SCALE:	1"=60'
JOB NO.	WK. ORDER
17051	0840

HORIZONTAL PROPERTY REGIME
VILLAGE AT CARTER'S STATION
PHASE 2 & 3 FOR
VILLAGE AT CARTER'S STATION
DEVELOPMENT, LLC
EXHIBIT A-1

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
FLOOR 200
NASHVILLE, TN 37203
(615) 244-6001
CHATTANOOGA
1410 CONANT STREET
SUITE 200
CHATTANOOGA, TN 37402
(423) 929-8400
www.ragan-smith.com

GENERAL NOTES

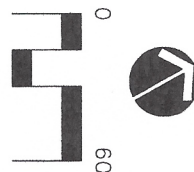
1. THE PURPOSE OF THIS PLAN IS TO CREATE A HORIZONTAL PROPERTY REGIME WITH BUILDING PADDS, INGRESS/EGRESS AND OPEN SPACE.
2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A FEMA "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON MAP NO. 4719C0180E WITH AN EFFECTIVE DATE OF APRIL 16, 2007.
3. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DEED REFERENCE

BEING A PART OF THE SAME PROPERTY CONVEYED TO VILLAGE AT CARTER'S STATION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM JERRY T. CHURCH, EXECUTOR OF THE ESTATE OF DOROTHY M. CHURCH AND JERRY T. CHURCH AND WANDA CRAIG BY WARRANTY DEED OF RECORD IN DEED BOOK R2458, PAGE 1112, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PART OF PARCEL NUMBER 022.01 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 051.



LEGEND	
● IRON ROD (NEW) (1/2" x 18" W/OP STRAPPED TAGGED SMITH & ASSOCIATES)	① LOT NUMBER
○ IRON ROD (OLD)	XX UNIT NUMBER
—●— IRON PIPE (OLD)	—W— WATER LINE
—SA— SANITARY SEWER LINE	□ CONCRETE
○ SANITARY SEWER MANHOLE	▨ LIMITED COMMON ELEMENTS
▨ REINFORCED CONCRETE PIPE	RO.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TN
▨ CATCH BASIN/CURB INLET	

OWNER/DEVELOPER

VILLAGE AT CARTER'S STATION
DEVELOPMENT, LLC
C/O RANDI CHASTAIN
400 OVERBECK LANE, SUITE 101
NASHVILLE, TENNESSEE 37204
(615) 771-0925

CERTIFICATION

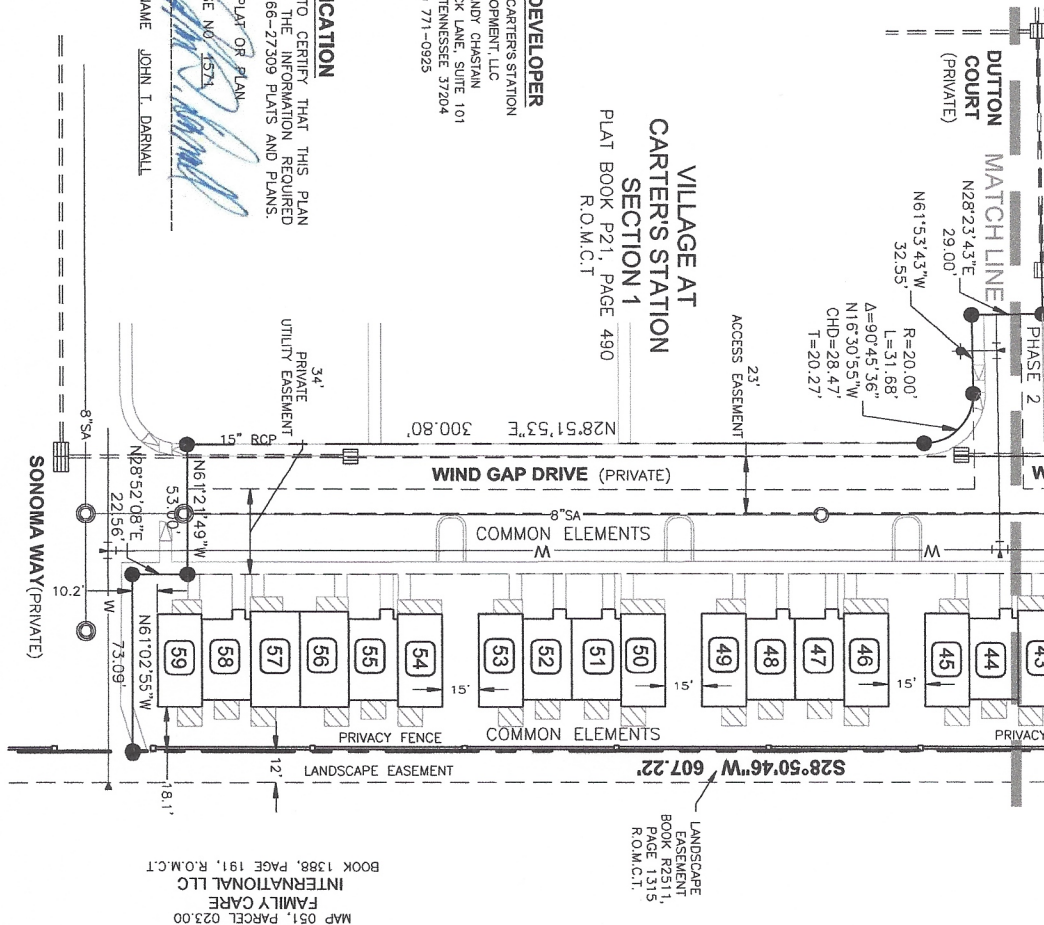
THIS IS TO CERTIFY THAT THIS PLAN
CONTAINS THE INFORMATION REQUIRED
BY T.C.A. 66-27309 PLATS AND PLANS.

DATE OF PLAN OR PLAN

TN LICENSE NO. 1571

NAME *John T. Darvall*

PRINTED NAME JOHN T. DARVALL



SHEET 2 OF 2

DATE:	AUGUST 21, 2019
APPROVED:	JTD
DRAWN:	KCK
SCALE:	1"=60'
JOB NO.	WK. ORDER
17051	0840

HORIZONTAL PROPERTY REGIME
VILLAGE AT CARTER'S STATION
PHASE 2 & 3 FOR
VILLAGE AT CARTER'S STATION
DEVELOPMENT, LLC
EXHIBIT A-1

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

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218 WOODLAND STREET
P.O. BOX 6020
NASHVILLE, TN 37206
(615) 244-0091

CHATTANOOGA
1410 COWART STREET
NATL. 200
CHATTANOOGA, TN 37405
(423) 680-3400

www.ragan-smith.com

EXHIBIT A-1
PARKING EXHIBIT FOR ADDITIONAL UNITS

MAP 051, PARCEL 021.00
DAVID A. DANIELS
 BOOK 1157, PAGE 404
 R.O.M.C.T.

S61°53'43"E 623.35'

VILLAGE AT
 CARTER'S STATION
 SECTION 283
 PLAT BOOK P22, PAGE 87
 R.O.M.C.T.

HOMESTEAD AT CARTER'S STATION
 SECTION 1, PHASE 1C
 PLAT BOOK P21, PAGE 241
 R.O.M.C.T.

VILLAGE AT
 CARTER'S STATION
 SECTION 1
 PLAT BOOK P21, PAGE 490
 R.O.M.C.T.

LEGEND

- IRON ROD (NEW)
 (1/2" x 18" w/opp stamped
 "RAGAN SMITH & ASSOCIATES")
- IRON ROD (OLD)
- IRON PIPE (OLD)
- ▨ LIMITED COMMON
 ELEMENTS
- XX UNIT NUMBER
- 10 DESIGNATED PARKING SPACE
- XX UNIT NUMBER
- CONCRETE
- R.O.M.C.T. REGISTER'S OFFICE FOR
 MAURY COUNTY, TN

DUTTON COURT (PRIVATE)

NAPA VALLEY WAY
 (PRIVATE)

VILLAGE AT
 CARTER'S STATION
 SECTION 283
 PLAT BOOK P22, PAGE 87
 R.O.M.C.T.

WIND GAP DRIVE (PRIVATE)

MATCH LINE

SHEET 1

SHEET 2

PROPERTY MAP REFERENCE
 BEING A PART OF PARCEL NUMBER 022.01
 AS SHOWN ON MAURY COUNTY PROPERTY
 MAP NUMBER 051.

OWNER/DEVELOPER
 VILLAGE AT CARTER'S STATION
 DEVELOPMENT, LLC
 C/O RANDY CHASTAIN
 400 OVERBECK LANE, SUITE 101
 NASHVILLE, TENNESSEE 37204
 (615) 771-0925

DEED REFERENCE
 BEING A PART OF THE SAME PROPERTY CONVEYED TO VILLAGE AT
 CARTER'S STATION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY
 COMPANY FROM JERRY T. CHURCH, EXECUTOR OF THE ESTATE OF
 DOROTHY M. CHURCH AND JERRY T. CHURCH AND WANDA CRAIG BY
 WARRANTY DEED OF RECORD IN DEED BOOK R2458, PAGE 1112,
 REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

SHEET 1 OF 2

DATE:	JULY 10, 2020
APPROVED:	JTD
DRAWN:	KCK
SCALE:	1"=60'
JOB NO.	WK. ORDER
17051	0840

PARKING EXHIBIT
 VILLAGE AT CARTER'S STATION
 PHASE 2 & 3 FOR
 VILLAGE AT CARTER'S STATION
 DEVELOPMENT, LLC
EXHIBIT A-1

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

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 315 WOODLAND STREET
 P.O. BOX 88072
 NASHVILLE, TN 37206
 (615) 244-8891

CHATTANOOGA
 415 COMBAT STREET
 SUITE 200
 CHATTANOOGA, TN 37408
 (423) 450-9400

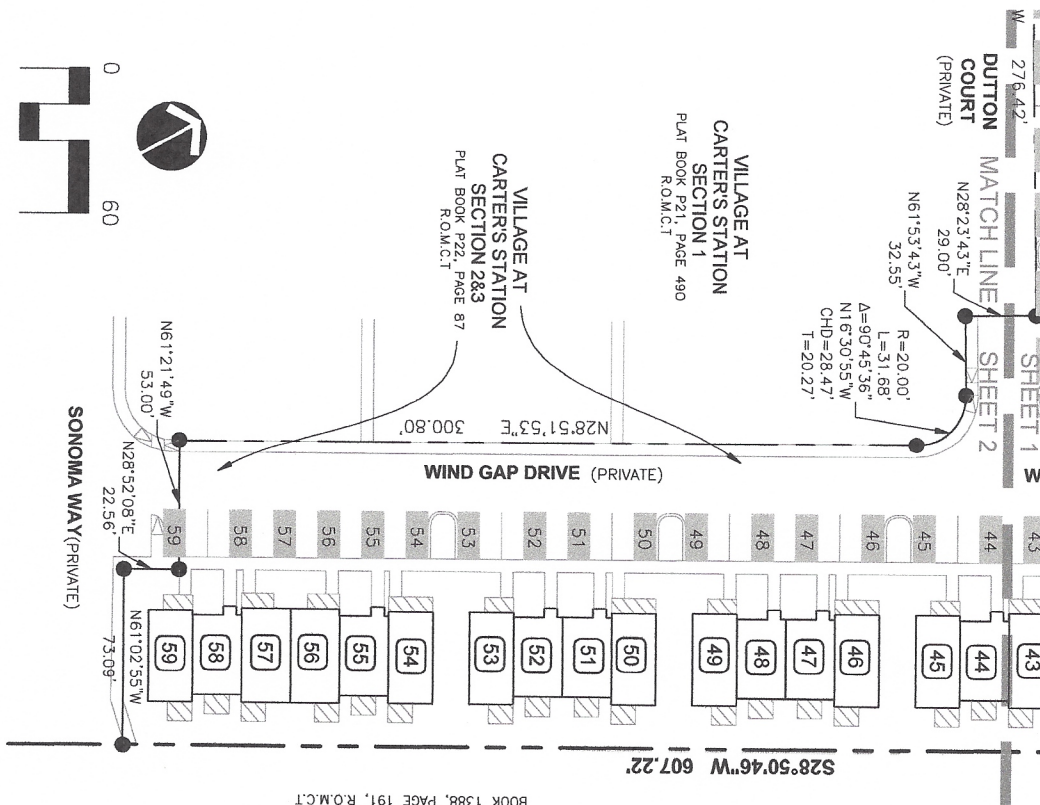
www.ragansmith.com

PROPERTY MAP REFERENCE
 BEING A PART OF PARCEL NUMBER
 022.01 AS SHOWN ON MAURY COUNTY
 PROPERTY MAP NUMBER 051.

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 EXECUTOR OF THE ESTATE OF DOROTHY M.
 CHURCH AND JERRY T. CHURCH AND WANDA
 CRAIG BY WARRANTY DEED OF RECORD IN
 DEED BOOK R2459, PAGE 1112, REGISTER'S
 OFFICE FOR MAURY COUNTY, TENNESSEE.

OWNER/DEVELOPER
 VILLAGE AT CARTER'S STATION
 DEVELOPMENT, LLC
 C/O RANDY CHASTAIN
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 (615) 771-0925

- LEGEND**
- IRON ROD (NEW)
(1/2" x 18" w/ CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
 - IRON ROD (OLD)
 - IRON PIPE (OLD)
 - ▨ LIMITED COMMON
ELEMENTS
 - XX UNIT NUMBER
 - 10 DESIGNATED PARKING SPACE
 - XX UNIT NUMBER
 - CONCRETE
 - R.O.M.C.T. REGISTER'S OFFICE FOR
MAURY COUNTY, TN



MAP 051, PARCEL 023.00
 FAMILY CARE
 INTERNATIONAL LLC
 BOOK 1388, PAGE 191, R.O.M.C.T.

SHEET 2 OF 2

DATE:	JULY 10, 2020
APPROVED:	JTD
DRAWN:	KCK
SCALE:	1"=60'
JOB NO.	WK. ORDER
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PHASE 2 & 3 FOR
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