

This Instrument was Prepared By: GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BUILDING
NASHVILLE, TENNESSEE

BOOK 4892 PAGE 440

ADDRESS NEW OWNERS AS FOLLOWS SEND TAX BILLS TO MAP & PARCEL NO.

River Plantation (Section Four)

a Condominium

SAME

c/o Haury and Smith Contractors,
Inc.

2033 Richard Jones Road
Nashville, Tennessee 37215

Map 142
Par 28

110

MASTER DEED

ESTABLISHING A HORIZONTAL PROPERTY REGIME OF

RIVER PLANTATION (SECTION FOUR)

THIS MASTER DEED is made this 8th day of February,
1975, by HAURY & SMITH CONTRACTORS, INC. (herein called "DEVELOPER"),
for itself, its successors or assigns, wherein the Developer makes
the following declarations and submissions.

1. PURPOSE. The purpose of this Master Deed is to submit the
land described in Schedule "A" attached hereto and made a part hereof,
(sometimes referred to herein as "Tract A"), and the improvements
thereon to the regime established by Chapter 27 of Title 64 of Tenn-
esses Code Annotated, thereby establishing a horizontal property
regime; reserving for the Developer, however, perpetual easements
in the land for the purpose of using the land area of the property
in conjunction with the adjoining acreage described in Schedule "B"
hereto (sometimes referred to as "Tract B"), if and when acquired
by Developer, to satisfy existing or future zoning law requirements
relating to the ratio of land or lot area to family units and for
the other purposes hereinafter stated.

2. NAME AND ADDRESS. The name by which this horizontal
property regime is to be identified is RIVER PLANTATIONS (SECTION FOUR),
a condominium, and it is located on Todd Preis Drive at the westerly
side of the intersection of Todd Preis Drive and Sawyer Brown Road,
Bellevue, Davidson County, Tennessee.

3. SUBMISSION OF THE PROPERTY. The Developer hereby submits "Tract A" together with the buildings and improvements thereon, owned by the Developer in fee simple absolute, to the provisions of Chapter 27 of Title 64 Tennessee Code Annotated, hereby establishing a horizontal property regime which "Tract A" is shown on a plan recorded in Book 4860, at pages 17, 18 & 19, in the Register's Office for Davidson County, Tennessee; provided, however, easements are hereby reserved in "Tract A" by the Developer for the benefit of "Tract B" for the following purposes and uses: (i) an easement is reserved in the land of "Tract A", exclusive of the buildings, to use the land area of "Tract A" in conjunction with only "Tract B" to satisfy existing or future zoning law requirements, relating to the ratio of land or lot area to family units, when the adjacent land described in Schedule "B" hereto is developed, should Developer choose to develop such adjacent land; (ii) easements are hereby reserved in "Tract A" for the benefit of the owners of River Plantation, Section One, Section Two and Section Three, horizontal property regimes, established by Developer, as recorded in Book 4562, page 474, Book 4661, page 334 and Book 4784, page 464, respectively, Register's Office for Davidson County, Tennessee, and as shown on a plan recorded in Book 4460, page 59, Book 4460, pages 136 and 137 and Book 4675, pages 75, 76 and 77, respectively, said Register's Office, for driveways, public utility service facilities and parking areas located on "Tract A"; (iii) easements are hereby reserved in "Tract A" for the benefit of the owners of apartments in horizontal property regimes which may be established by the Developer on "Tract B" which easements shall be for use by the occupants of apartments in the Condominium buildings which may be constructed on "Tract B", if such buildings are constructed, for driveways and public utility service facilities located on "Tract A" at the time any horizontal property regime is established on "Tract B". (iv) an easement is reserved for the Developer to use the land of "Tract A" in conjunction with River Plantation Sections One, Two and Three, to relocate, expand, modify, reduce or extend existing driveways, parking areas and yard, and to construct, expand, enlarge or relocate sewers, utility lines, or service connections in order to serve the

existing buildings of said section and in order to properly maintain and repair the buildings located therein; (v) and the Developer shall have the unrestricted right, at its sole expense, to relocate, expand, modify, reduce or extend existing driveways, parking areas and yard, and to construct, expand, enlarge or relocate sewers, utility lines or service connections, in order to serve the existing buildings with their co-owners or tenants along with other buildings which may be constructed on "Tract B" and their co-owners or tenants and which have already been constructed in River Plantation Sections One, Two and Three. The unrestricted rights reserved by Developer in this paragraph shall be assignable by it, and the provisions hereof are expanded upon and further explained in the By-Laws applicable hereto and are made a part hereof by reference.

4. LAND INCLUDED IN PROPERTY. The land included in the property consists of the land described in Exhibit "A" hereto, which is made a part hereof by reference. The fee simple absolute title in such land is hereby vested in the horizontal property regime hereby established.

5. THE BUILDINGS. The buildings, which have not been constructed but are expected to be substantially completed on or about the 1st day of January, 1977, will be of two (2) different types, with seventeen (17) of the buildings having two (2) structural stories, including the ground floor, and each building will be of "townhouse" design, and will be known as "Townhouse Apartments," except that on the two extremities of the buildings there will be one (1) story "cottage apartments;" the second type, consisting of a total of seven (7) buildings, being Buildings B, E, H, K, P, X and Z on said plan, will be one (1) story and will consist of four (4) cottage type units; there will be a total of twenty-four (24) apartment buildings, as shown on the recorded plan, with the number of square feet per building shown on such Plan and the total square footage for all apartments being 244,438 square feet; and each apartment shown thereon as having a double carport, storage area and a patio (or terrace). The number of such apartments shall be 148 and their number per building is shown on said Plan. A "Club House" and a swimming pool

are shown on said Plan, and a children's play ground, two tennis courts, a picnic area, lawns, drives, open parking areas and sidewalks are not shown on said Plan but are in place, or are to be constructed on "Tract A". The buildings will be of concrete block foundations and a wood frame construction with different variations of veneer (brick, clapboard, tudor-style, shingles, etc.) on the front of each apartment and the rear of each apartment will have some variations of siding upon it (but not brick veneer). First floor floors are 3,000 pound reinforced concrete slab, and second floors are wood. Ceilings are dry-wall on wood frame construction. Interior walls will generally be dry-wall on wood frame construction, but some walls will be paneling on wood frame construction. The interior walls of each apartment will have clear space in between, while the exterior walls will have 2 3/4 inch (semi-thick) fiberglass foil batt insulation and the walls between apartments will be double walls (each 4 inches) with a one (1) inch clear space in between and each such wall shall be insulated with a full thick fiberglass foil batt. The apartments are centrally gas heated and electrically air-conditioned with individual controls in each apartment. Each apartment will have an individual 40 gallon gas water heater.

6. APARTMENTS. The said Plat shows a list of all apartments in the buildings, their respective apartment numbers, property identification numbers, (map and parcel), locations and approximate areas.

7. DIMENSIONS OF APARTMENTS. Each apartment consists of the area measured horizontally from the apartment side of the dry-wall or paneling of the walls facing the exterior of the building to the apartment side of the dry-wall or paneling of the wall and partition separating such apartment from corridors, stairs, incinerators and other mechanical equipment spaces (if any) and, where walls and partitions separate such apartment from other apartments, to the side of the dry-wall or paneling of such walls and partitions facing such apartment. Where dry-wall or paneling separates one room in an apartment from another such room, from one side of each room wall to the other side of such room's opposite wall. Vertically, each apartment consists

of the space between the first floor and its ceiling, in the townhouse and cottage apartments; and in the townhouse apartments, that space on the second floor between the top of the second floor and the underside of the second floor ceiling.

8. USE OF APARTMENTS. Each of the apartments shall be used as a single family residence only.

9. COMMON ELEMENTS. The common elements consist of the entire property, including all parts of the buildings other than the apartments and including, without limitation, the following:

(a) The Land

(b) All foundations, columns, girders, beams and supports

(c) All roofs; all exterior walls of the building not including the portions thereof on the apartment side of the dry-wall or paneling of such walls; and the portions between the apartment sides of walls and partitions between apartments; and all floors and ceilings. No co-owner shall be deemed to own the undecorated and/or unfinished surfaces of the perimeter walls, floors, ceilings, windows, and doors bounding his apartment, nor shall such co-owner be deemed to own the utilities (without limitation) running through his apartment which are utilized for, or serve more than one apartment, except as a right in common to share the same with the other co-owners. A co-owner, however, shall be deemed to own and shall have the exclusive right to paint, repaint, tile wax, paper or otherwise refinish and decorate the inner surfaces of the walls, floors, ceilings, windows, and doors bounding his apartment.

(d) Any halls, corridors, lobbies, sidewalks, stairs, stairways and entrances to and exits from any building, but only if in a common area and not within the boundaries or perimeters of any apartment.

(e) All yards, gardens, swimming pool areas and facilities for the swimming pool, all open parking and driveway areas which will be common elements in common, and the club house, picnic area, children's playground, tennis courts and sidewalks.

(f) All spaces devoted to the lodging or use of the manager, superintendent and other persons employed in connection with the operation of the property; and all guest rooms not attached to apartments.

(g) All compartments or installations of central services such as power, light, telephones, gas, cold and hot water, reservoirs, tanks, pumps, air-conditioning, incinerating, air handling equipment and all other mechanical installations and appurtenances thereto and space therefor whether located in common areas or in apartments.

(h) All tanks, pumps, motors, fans, compressors, air handling units and control equipment.

(i) All maids' rooms, locker rooms, laundry rooms, and storage spaces which are not in apartments.

(j) All sewer pipe.

(k) All office space.

(l) All terraces or patios provided, however, that each co-owner whose apartment has sole access to a terrace shall have an easement for the exclusive use thereof, and each such terrace shall be a limited common element restricted to the sole use of the co-owner whose apartment has sole access thereto.

(m) Party wall (if any) between apartments shall be limited common elements of the respective apartments upon which they abut.

10. ENCROACHMENTS. If any portion of the common elements now encroaches upon any apartment, or if any apartment now encroaches upon any other apartment or upon any portion of the common elements, as a result of the construction of a building or any building, or if any such encroachment shall occur hereafter as a result of settling or shifting of a building, or any building, a valid easement for the encroachment and for the maintenance of the same so long as such building stands, shall exist. In the event such building, an apartment, any adjoining apartment, or any adjoining common element, shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then rebuilt, encroachments of parts of the common elements upon any apartment or of any apartment upon any other apartment or upon any portion

of the common elements, due to such rebuilding, shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist so long as any such building shall stand.

11. PIPES, DUCTS, CABLES, WIRES, CONDUITS, PUBLIC UTILITY LINES AND OTHER COMMON ELEMENTS LOCATED INSIDE OF APARTMENTS. Each apartment owner shall have an easement in common with the owners of all other apartments to use all pipes, wires, ducts, cables, conduits, public utility lines and other common elements located in any of the other apartments and serving his apartment. Each apartment shall be subject to an easement in favor of the owners of all other apartments to use the pipes, ducts, cables (television, communication or otherwise), wires, conduits, public utility lines and other common elements serving such other apartments and located in such apartment. The Board of Managers shall have a right of access to each apartment to inspect the same, to remove violations therefrom and to maintain, repair or replace the common elements contained therein or elsewhere in any building.

12. SALES AND LEASES. No co-owner other than the Developer may sell or lease his apartment unit or any interest therein, except by complying with the following provisions:

Any co-owner who receives a bona fide offer for the sale of his apartment together with: (i) the undivided interest in the common elements appurtenant thereto; (ii) the interest of such co-owner in any apartments thereto or acquired by the Board of Managers, or its designee on behalf of all co-owners, or the proceeds of the sale or lease thereof, if any; and (iii) the interest of such co-owner in any other assets of the condominium, (hereinafter collectively called the "Appurtenant Interests"), or a bona fide offer for a lease of his apartment, (hereinafter called an "outside Offer") which he intends to accept, shall give notice to the Board of Managers of such offer and of such intention, the name and address of the proposed purchaser or lessee, the terms of the proposed transaction and such other information as the Board of Managers may reasonably require, and shall offer to sell such apartment, together with the appurtenant interests, or to lease such apartment, to the Board of Managers, or its designee, corporation or otherwise on behalf of the Council of co-owners on the same

terms and conditions as contained in such outside offer. The giving of such notice shall constitute a warranty and representation by the co-owner who has received such offer to the Board of Managers, on behalf of the other co-owners, that such co-owner believes the outside offer to be bona fide in all respects. Within thirty (30) days after receipt of such notice, the Board of Managers may elect, by notice to such co-owner, to purchase such apartment, together with the appurtenant interests or to lease such apartment, as the case may be (or to cause the same to be purchased or leased by its designee, corporation or otherwise), on behalf of the Council of Co-owners on the same terms and conditions as contained in the outside offer and as stated in the notice from the offering co-owner. In the event the Board of Managers shall elect to purchase such apartment, together with the appurtenant interests, or to lease such apartment, or to cause the same to be purchased or leased by its designee, corporate or otherwise, title shall close at the office of the attorneys designated by the Board of Managers in such notice forty-five (45) days after the giving of notice by the Board of Managers of its election to accept such offer. At the closing, the co-owner, if such apartment together with the appurtenant interests is to be sold, shall convey the same to the Board of Managers, or to its designee, on behalf of the Council of Co-owners, by deed in a form satisfactory to the attorneys for the Board of Managers. In the event such apartment is to be leased, the offering apartment owner shall execute and deliver to the Board of Managers, or to its designee, a lease between the offering co-owner, as landlord, and the Board of Managers, or its designee, as tenant, covering such apartment, on the terms and conditions contained in such outside offer. No merger of title shall result. In the event the Board of Managers or its designee shall fail to accept such offer within thirty (30) days as aforesaid, the offering co-owner shall be free to contract to sell such apartment, together with the appurtenant interests, or to lease such apartment, as the case may be, within sixty (60) days after the expiration of the period in which the Board of Managers or its designee might have accepted such offer, to the outside offeror, on the terms and conditions set forth in the notice

from the offering co-owner to the Board of Managers of such outside offer. Any such deed to an outside offeror shall provide that the acceptance thereof by the grantee shall be on the then current form by deed in use for conveyancing condominium apartments by the Board of Managers and shall constitute an assumption of the provisions of the Master Deed, the By-Laws and the Rules and Regulations, as the same may be amended from time to time. Any such lease shall be consistent with the Master Deed and the By-Laws and shall provide that it may not be modified, amended, extended or assigned, without the prior consent in writing of the Board of Managers, that the tenant shall neither sublet the demised premises or any part thereof, nor assign the lease thereto, without the prior consent in writing of the Board of Managers and that the Board of Managers shall have power to terminate such lease and/or to bring appropriate legal proceedings to evict the tenant in the name of the landlord thereunder, in the event of default by the tenant in the performance of such lease. Except as hereinbefore set forth, the form of any such lease shall be the then current form of apartment lease, approved in writing by the Board of Managers. In the event the offering co-owner shall not, within such sixty (60) day period, contract to sell such apartment, together with the appurtenant interests, or to lease such apartment, as the case may be, to the outside offeror on the terms and conditions contained in the outside offer, or if the co-owner shall so contract to sell or lease his apartment within such sixty (60) day period, but such sale or lease shall not be consummated pursuant to the terms of such contract, then should such offering thereafter elect to sell such apartment, together with the appurtenant interest, or to lease such apartment, as the case may be, to the same or another outside offeror on the same or other terms and conditions, the offering co-owner shall be required again to comply with all of the terms and provisions of this Section 12 of this Master Deed. Any purported sale or lease of an apartment in violation of this section shall be voidable at the election of the Board of Managers.

The Board of Managers may release or waive the performance of all any one or more of the requirements of this Section 12, with respect

to any one or more single transactions, but such release or waiver of any or all of the provisions of this Section 12 shall not constitute a release or waiver of the requirements of this section with respect to any other transactions whether relating to the same or other apartments.

A certificate, executed and acknowledged by the Secretary of the Condominium, stating that the provisions of Section 12 of this Master Deed have been met by a co-owner or have been duly waived by the Board of Managers and that the rights of the Board of Managers thereunder have terminated, with respect to a specific transaction, shall be conclusive upon the Board of Managers and the Council of co-owners in favor of all persons who rely thereon in good faith in connection with the specific transaction named. Such certificate shall be furnished to any co-owner who has in fact complied with the provisions of Section 12 of the Master Deed or in respect to whom the provisions of such section have been waived, upon request.

The provisions of this Section 12 shall not apply with respect to any sale or conveyance by a co-owner of his apartment, together with the appurtenant interests, to his spouse or to any of his children or to his parents or to his brothers or sisters, or any one or more of them or to an apartment owned by the Developer or to the acquisition or sale of an apartment, together with the appurtenant interests, by a mortgagee herein authorized who shall acquire title to such apartment by foreclosure or by deed in lieu of foreclosure. However, the provisions of this section shall apply with respect to any purchase of such apartment from such mortgagee or at a foreclosure or judicial sale by one other than a mortgagee.

Any co-owner shall be free to convey or transfer his apartment by gift, or to devise his apartment by will, and it may pass by interstate succession, subject to the terms hereof.

13. APARTMENTS SUBJECT TO MASTER DEED. All present and future co-owners and tenants of apartments shall be subject to and shall comply with the provisions of this Master Deed and any restrictions or rules in the By-Laws which are more than administrative in nature such

as, but not limited to, reservations and future rights of the Developer shall be incorporated and become a part of this Master Deed by reference. The acceptance of a deed of conveyance, devise, inheritance or the entering into of a lease of an apartment or entering into occupancy of an apartment, shall constitute an agreement that the provisions of this Master Deed and such By-Law provisions are accepted and ratified by each co-owner and tenant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such apartment, as though such provisions were recited and stipulated in full in each and every deed or lease thereof.

14. APARTMENTS SUBJECT TO BY-LAWS AND RULES AND REGULATIONS.

All present and future co-owners, tenants and occupants of an apartment shall be subject to, and shall comply with, the provisions of the By-Laws and the Rules and Regulations appended hereto and recorded herewith, pursuant to Tennessee Code Annotated §64-2711, as they may be amended from time to time. The acceptance of a deed of conveyance devise or of a lease to an apartment, or the entering into occupancy of any apartment shall constitute an agreement that the provisions of the said By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such co-owner, tenant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such apartment, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease, thereof.

15. AMENDMENT. This Master Deed may be amended by a deed of amendment joined in by co-owners representing at least sixty-seven (67%) percent of the total then existing apartments in the horizontal property regime, which deed shall be recorded in the Register's Office of Davidson County, Tennessee, provided, however, that the provisions of this Master Deed and the By-Laws which relate to future development of "Tract B" and the provisions relating thereto may not be amended or modified without the consent of the owner of, or co-owners representing at least sixty (60%) percent of the total then existing apartments in any horizontal property regime declared or subjected upon any

section developed upon "Tract B", as well as co-owners representing sixty (60%) percent of the total apartments of River Plantation, Sections One, Two and Three.

16. RIGHT OF FUTURE CONVEYANCE. The Developer herein has developed individual horizontal property regimes in addition to the horizontal property regime established hereto, known as Sections 1, 2 and 3 of River Plantation. In addition thereto said Developer contemplates additional sections of River Plantation. Accordingly, the Developer herein reserves the right at anytime in the future to convey the land described on Exhibit "B" attached hereto and designated as Tract 3, being an 11.345 acre tract, known as Phase II, River Plantation Section 4, to the horizontal property regime established by this master deed if the developer, in the sole exercise of its discretion, deems said conveyance feasible in the total development of the different phases of River Plantation.

17. WAIVER. No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce it, regardless of the number of violations or breaches which may occur.

18. CAPTIONS. The captions herein are inserted only as a matter of convenience and for reference and neither define, limit, or describe the scope of this Master Deed nor the intent of any provision hereof.

19. GENDER. The use of the masculine gender in this Master Deed shall be deemed to refer to the feminine gender and the singular shall be deemed to refer to the plural and visa versa, whenever the context so requires.

IN WITNESS WHEREOF, the Developer has executed this Master Deed at Nashville, Davidson County, Tennessee, on this 18th day of February, 1975.

HAURY & SMITH CONTRACTORS, INC.

BY: Reese L. Smith, Jr.
REESE L. SMITH, JR., PRESIDENT

ATTEST BY:

John Plummer
JOHN PLUMMER, SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4892 PAGE 452

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REESE L. SMITH, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of HAURY & SMITH CONTRACTORS, INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of February, 1975.



Nancy Shelton
NOTARY

Commission Expires: 9/16/78

EXHIBIT "A"

LEGAL DESCRIPTION

BOOK 4892 PAGE 453

OF TRACT A

A tract of land in the Ninth Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a radius turnout monument in the west right-of-way of Sawyer-Brown Road in the northwest intersection of Sawyer-Brown Road and Todd Preis Drive, and proceeding as follows: (1) With the radius turnout to the right, having a radius of 25', a distance of 39.99' to a concrete monument in the northerly right-of-way of Todd Preis Drive; thence, (2) With said right-of-way, North 62° 53' West a distance of 354.85' to a concrete monument; thence, (3) Crossing said Todd Preis Drive, South 27° 07' West a distance of 60' to a concrete monument in the south right-of-way of Todd Preis Drive; thence, (4) Leaving said right-of-way and running with the westerly line of River Plantation, Section 4-A as recorded in Book 4715, page 81, Register's Office for Davidson County, Tennessee, South 27° 12' West a distance of 411.43' to a concrete monument in the northerly right-of-way of the L & N Railroad, said line passing through a concrete monument at a distance of 381'; thence, (5) With the northerly right-of-way of said railroad, North 53° 23' 45" West a distance of 223.19' to a concrete monument; thence, (6) Continuing with said right-of-way and with a curve to the left having a radius of 2890', a distance of 1049.16' to a concrete monument; thence, (7) Leaving said railroad right-of-way and running with the southerly edge of a TVA easement, North 34° 05' West a distance of 685.29' to a point; thence, (8) Leaving said easement and running with the centerline of a sewer easement, North 55° 31' East a distance of 384.20' to a point; thence, (9) North 39° 02' East a distance of 74.78' to a point; thence, (10) North 46° 17' East a distance of 161.35' to a point; thence, (11) With a curve to the right having a radius of 50', a distance of 49.60' to a point; thence, (12) South 76° 53' East a distance of 73.01' to a point; thence, (13) South 41° 24' East a distance of 43.50' to a concrete monument, said monument being in the southwest corner of the Harpeth Valley Utility District pumping station lot; thence, (14) Continuing South 41° 24' East a distance of 54.51' to a point in the southerly and westerly right-of-way of the Todd Preis Drive cul-de-sac; thence, (15) With said right-of-way and with a curve to the right having a radius of 60', a distance of 207.98' to a concrete monument; thence, (16) Leaving said right-of-way of the cul-de-sac, North 61° 01' 34" East a distance of 104.20' to a concrete monument; thence, (17) With the southerly line of River Plantation, Section 2, as recorded in Book 4460, page 80, Register's Office for Davidson County, Tennessee, South 46° 07' East a distance of 485.31' to a point; thence, (18) South 34° 14' East a distance of 413.57' to a point; thence, (19) South 66° 27' East a distance of 304.36' to a concrete monument; thence, (20) South 38° 45' East a distance of 194.23' to a concrete monument; thence, (21) South 66° 54' East a distance of 211.31' to a concrete monument; thence, (22) South 48° 15' East a distance of 100.06' to a concrete monument in the westerly right-of-way of Sawyer-Brown Road; thence, (23) Leaving said line of River Plantation, Section 2, and running with the westerly right-of-way of Sawyer-Brown Road and with a curve to the right having a radius of 1939.14', a distance of 145.09' to the point of beginning, and containing 33.504 acres per recorded plat in Book 4675, page 127, dated July 12, 1974, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from this conveyance is a cemetery containing 0.28 acres, more or less. Also included in the above description are various sewer easements and access easements granted to the Harpeth Valley Utility District and to Tennessee Valley Authority.

EXHIBIT "B"

LEGAL DESCRIPTION

OF TRACT B

TRACT I:

Being triangular in shape and described as follows:

BEGINNING at a point in the Northerly boundary of the L & N Railroad right-of-way, in the center of Big Harpeth River; thence with said right-of-way, Westerly 240 feet to a point in the M. A. Petty's property; thence with the same, North 3° 55' East 382.98 feet to a point in Big Harpeth River; thence with the meanderings of said river, Southerly 460 feet more or less to the point of beginning, containing 1.064 acres, more or less.

TRACT II:

BEGINNING at a point in the Southerly margin of the L & N Railroad, right-of-way, at the Northeast corner of the tract herein described; being the Westerly boundary of Harpeth Estates, Section Two, as of record in Book 4175, page 23; thence leaving said right-of-way, South 4° 57' West 393.20 feet to an iron pin; thence South 84° 37' East 357.46 feet to a corner post; thence South 36° 10' East 118.68 feet to a corner stone; thence South 4° 07' 30" West 479.80 feet to a corner stone; thence North 84° 11' West 2881.32 feet to an iron pin; thence Westerly 18 feet more or less to the Easterly bank of Big Harpeth River; thence with the same, Northerly 550 feet more or less to a point; thence Westerly 37.5 feet to a point in the center of Big Harpeth River; thence with the same, Northerly 1580 feet more or less to the Southerly right-of-way of the L & N Railroad; thence with the same, Easterly 80 feet (+ -) to an iron pin; continuing with said right-of-way, along a curve, Southwesterly 1398.21 feet to a point; thence South 53° 23' 45" East 1488.28 feet to the point of beginning, containing 104.237 acres, more or less.

TRACT III:

Beginning at a concrete monument in the east right-of-way of Todd Preis Drive, said monument being located in the east right-of-way of a 60-foot radius cul-de-sac at the terminus point of Todd Preis Drive and proceeding as follows:

(1) With the right-of-way of said cul-de-sac and with a curve to the left having a radius of 60' a distance of 207.98' to a point; thence, (2) Leaving said right-of-way of cul-de-sac, North 41° 24' West a distance of 98.01' to a point in the west line of the Harpeth Valley Utility District lot, passing through a concrete monument in the southwest corner of said lot at a distance of 54.51'; thence, (3) Leaving said property line and with the center line of a sewer easement, North 76° 53' West a distance of 73.01' to a point; thence, (4) With a curve to the left having a radius of 50' a distance of 49.60' to a point; thence, (5) South 46° 17' West a distance of 161.35' to a point; thence, (6) South 39° 02' West a distance of 74.78' to a point; thence, (7) South 55° 31' West a distance of 384.20' to a point in the west right-of-way of the TVA easement; thence, (8) Leaving said center line of the sewer easement and the westerly line of the TVA right-of-way, having a 250-foot width, North 34° 05' West a distance of 86.67' to a concrete monument; thence, (9) Leaving said west right-of-way of the TVA line, North 17° 36' 30" East a distance of 412.61' to a concrete monument; thence, (10) North 39° 43' 30" East a distance of 361.55' to a concrete monument; thence, (11) North 74° 19' East a distance of 361.04' to a concrete monument; thence, (12) South 87° 23' East a distance of 430.0' to a concrete monument; thence, (13) South 86° 49' East a distance of 200.00' to a concrete monument; thence, (14) South 85° 06' East a distance of

37.10' to a concrete monument in the westerly line of River Plantation Section 2 of record in Book 4460, page 80, Register's Office for Davidson County, Tennessee; thence, (15) South 04° 54' West a distance of 66.04' to a concrete monument; thence, (16) Continuing with said line, South 56° 20' West a distance of 206.10' to a concrete monument; thence, (17) Continuing with said line, South 43° 53' West a distance of 395.08' to a concrete monument; thence, (18) Leaving River Plantation Section 2, South 61° 01' 34" West a distance of 104.20' to the point of beginning and containing 11.445 acres, more or less, as per survey by Turner Engineering Company dated June 14, 1974 and per recorded plat dated July 12, 1974 in Book 4675, page 127, Register's Office for Davidson County, Tennessee.

Within the above description there is a one-tenth acre tract owned by the Harpeth Valley Utility District which is more particularly described as follows:

Beginning at the concrete monument in the southwest corner of said Harpeth Valley Utility District lot, as described in call #2 and proceeding as follows:

(1) North 41° 24' West a distance of 87.00' to a concrete monument; thence, (2) North 48° 36' East a distance of 50.00' to a concrete monument; thence, (3) South 41° 24' East a distance of 87.00' to a concrete monument; thence, (4) South 48° 36' West a distance of 50.00' to the point of beginning and leaving a net acreage of 11.345 acres in Phase II, River Plantation Section 4.

C 8 8 9 8 0

IDENTIF. REFERENCE

FEB 27 2 33 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 27 1975

MISC

A* 32.00 * 32.00

4956

BOOK 4956 PAGE 756

This instrument was prepared by:

Gail P. Pigg, Attorney
230 Fourth Avenue, North
Nashville, Tennessee 37219

AMENDMENT TO MASTER DEED

OF

RIVER PLANTATION (SECTION FOUR)
of record in Book 4892, page 4401A2-5-C-~~E~~
1 thru 74
1A2-5-D
1 thru 74
PW

WHEREAS, Haury and Smith Contractors, Inc., a Tennessee Corporation, hereinafter referred to as Developer, is owner of more than Sixty-seven (67%) percent of the apartments of River Plantation, Section Four, a Horizontal Property Regime;

WHEREAS, the Developer deems certain amendments to said Master Deed necessary and advisable;

SEP 29 1975 HISC

A* 4.00 * 4.00

NOW, THEREFORE, the Master Deed of River Plantation, Section Four, as recorded in Book 4892, page 440, Register's Office for Davidson County, Tennessee, is hereby amended as follows:

Section 12 as regards Sales and Leases is deleted from said Master Deed in its entirety. Said Paragraph 12 begins on Page 7, and continues through Pages 8 and 9 and ends on Page 10. It is expressly understood that the intent of the Developer is that the restriction on the sales and leases set forth in Paragraph 12 is no longer applicable to River Plantation, Section Four, and all of the terms and conditions of Paragraph 12 respecting sales and leases is forever deleted. Any co-owner shall be free to convey or transfer his apartment without first offering same to the Board of Managers. However, any such sale shall be subject to all the other terms and conditions set forth in the Master Deed and By-Laws as respects River Plantation, Section Four.

IN WITNESS WHEREOF, The Developer has executed this Amendment to Master Deed on this 9th day of September, 1975.

Dated at Nashville, Davidson County, Tennessee, on this 9th day of September, 1975.

HAURY & SMITH CONTRACTORS, INC.

BY: Reese H. Smith, Jr.
REESE H. SMITH, JR., PRESIDENT

756

4956

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4956 PAGE 757

Before me, Gail Pigg, a Notary Public of the State and County aforesaid, personally appeared REESE L. SMITH, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be PRESIDENT of the HAURY & SMITH CONTRACTORS, INC., the within named bargainer, a corporation, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and seal. at office in Nashville, Tennessee,
this 9th day of September, 1975.



Gail Pigg
Notary Public

Commission Expires 4/27/77

D 17690

IDENTIF. REFERENCE

SEP 29 2 37 PM '75

FILED - CLERK'S OFFICE
DAVIDSON COUNTY, TENN.

757

AMENDMENT TO-MASTER DEED

OF

Davidson County DEEDMAST
Recvd: 01/28/05 14:00 67 p1
Fees:337.00 Taxes:0.00

RIVER PLANTATION (SECTION FOUR)

Of record in Book 4892, page 440



20050128-0010626

Whereas a Master Deed by which River Plantation Condominiums, Section Four was established and recorded in Book 4892, page 440, Register's Office for Davidson County, Tennessee on February 27, 1975;

Whereas the River Plantation (Section Four) Homeowners Association now desires to amend the Master Deed, paragraph 9;

Whereas the Master Deed requires joinder by at least sixty-seven (67%) percent of total apartments to effect an amendment;

Whereas sixty-seven (67%) percent of the 148 co-owners have joined into this amendment of the Master Deed as evidenced by their signatures hereto;

Wherefore, in consideration of the premises, the Master Deed for River Plantation (Section Four) of Record in Book 4892, page 440, et seq., paragraph 9 is amended as follows:

9. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS. The common elements consist of the entire property, including all parts of the buildings other than the apartments and including, without limitation, the following:

- (a) The land.
- (b) All foundations, columns, girders, beams and supports.
- (c) All roofs; all exterior walls of the buildings not including the portions thereof on the apartment

side of the dry-wall or paneling of such walls; and the portions between the apartment sides of walls and partitions between apartments; and all floors and ceilings. No co-owner shall be deemed to own the undecorated and/or unfinished surfaces of the perimeter walls, floors, ceilings, windows and doors bounding his apartment, nor shall such co-owner be deemed to own the utilities (without limitation) running through his apartment which are utilized for, or serve more than one apartment, except as a

right in common to share the same with the other co-owners. A co-owner, however, shall be deemed to own and shall have the exclusive right to paint, repaint, tile, wax, paper or otherwise refinish and decorate the inner surfaces of the walls, floors, ceilings, windows and doors bounding his apartment and at his expense.

(d) Any corridors, lobbies, sidewalks, stairs, stairways and entrances to and exits from any building, but if in a common area and not within the boundaries or perimeters of any apartment.

(e) All yards, gardens, swimming pool and facilities for the swimming pool, all open parking and driveway areas which will be common elements in common, and the club house, sidewalks, children's playground and picnic area.

(f) All storage spaces not restricted to use by particular apartments.

(g) All tanks, pumps, motors, fans, compressors, air handling units and control equipment, and any system for central services.

(h) All sewer pipes (excluding pipes defined as limited common elements).

(i) All office space.

(j) Limited common elements are defined as those common elements which are reserved for the use of a certain apartment or apartments to the exclusion of the other apartments. All terraces, porches, gas grills, if applicable, carports, storage spaces, stoops, which serve individual apartments are limited common elements for the exclusive use of the sole co-owner whose apartment they serve. All utility pipes, i.e. plumbing inside walls and foundation of a building which serve one unit only are limited common elements. Party walls (if any) between apartments shall be limited common elements of the respective apartments upon which they abut.

THIS INSTRUMENT PREPARED BY:
SCOTT D. WEISS, ESQ., CCAL
Ortale Kelley Law Firm
CMT Building
330 Commerce Street, Suite 110
Nashville, Tennessee 37201
(Prepared from information provided
by and at the direction of the River Plantation
Section Four Association)

Karen Johnson Davidson County
Batch# 1273023 DEEDMAST
05/14/2025 01:29:30 PM 8 pgs
Fees: \$42.00 Taxes: \$0.00
20250514-0037999

**AMENDMENT TO THE
MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY
REGIME OF RIVER PLANTATION (SECTION FOUR)**

THIS AMENDMENT to the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Four) ("Amendment") is made and entered into by the co-owners of the River Plantation Section Four Condominiums Homeowners' Association, Inc. ("River Planation Section Four" or "Association") in accordance with Paragraph 15 of the Master Deed Establishing a Horizontal Property Regime of River Planation (Section Four) ("Master Deed") of record in Book 4892, Page 440, et seq., Register's Office for Davidson County, Tennessee; the same having been amended by Amendment to Master Deed of River Plantation (Section Four) of record in Book 4892, page 440 ("First Amendment"), of record in Book 4956, Page 756, et seq., said Register's Office; the said Master Deed having further been amended by Amendment to Master Deed of River Planation (Section Four) of record in Book 4892, page 440 ("Second Amendment"), of record in Instrument No. 20050128-0010626, said Register's Office.

WITNESSETH:

WHEREAS, all capitalized terms not otherwise defined herein shall have the meanings set forth in the Master Deed; and,

WHEREAS, pursuant to Paragraph 15 of the Master Deed, the same may be amended by a deed of amendment joined in by co-owners representing at least sixty-seven (67%) of the total then existing apartments; and,

WHEREAS, as evidenced by their signatures below, the President and Secretary of River Plantation Section Four Association, certify that sixty-seven percent (67%) of the co-owners of existing apartment have joined-in this Amendment to the Master Deed Establishing a Horizontal Property Regime of River Planation (Section Four).

NOW, THEREFORE, by these presents, Paragraph 12 of the Master Deed which was deleted by the First Amendment, shall be re-established but amended as follows:

12. LEASING.

(1) Definitions.

- i. **"Unit"**. Shall have the same meaning as defined by Paragraph 6 of the Master Deed.
- ii. **"Leasing"**. For purposes of this Declaration is defined as any short-term transient or vacation-type occupancy or the regular, exclusive monthly, quarterly or annual occupancy of a Unit by any person or persons other than the Owner, or any lease-purchase or similar agreement, regardless of whether the Owner receives any consideration or benefit, including, but not limited to a fee, service, gratuity, or emolument.
- iii. **"Short-term rental Unit" or "STR"** means a Unit or residential dwelling that is rented wholly or partially for a fee for a period of less than thirty (30) continuous days.
- iv. **"Transient"**. Means any right to use, occupy or possess, or the use, occupancy or possession of a house for a period of thirty (30) calendar days or less.

(2) Lease Restriction and Exceptions

- (a) All purchasers of Units subsequent to the date of this Amendment, shall own and occupy such Unit as the purchaser's primary place of residence for the immediate twelve (12) consecutive months after the date of such purchase or acquisition of title.
- (b) With the exception of Leasing which may be approved by the Board from time to time due to hardship as defined in part (c) below, and Excluded Parties defined in Paragraph 4 below, under no circumstances shall the Board approve any lease which will cause the total number of leased Unit to exceed twenty-nine (29) Units at River Plantation Section Four. Failure of the Board to strictly comply with this or any other provision within this Amendment, shall not act as a waiver of its right to do so at any time in the future.
- (c) In addition to the twenty-nine (29) Unit restriction in sub-part (b) above, and subject to all of the restrictions recited within this Paragraph 12, the Board in its discretion, shall be empowered to allow reasonable leasing of Units to avoid undue hardship for reasons to include, but not limited to:
 - (i) If an Owner must relocate his or her place of residence and cannot, within ninety (90) days from the date that the Unit was placed on the real estate market, sell the Unit for at least the current appraised market value, after having made reasonable efforts to do so.
 - (ii) If an Owner dies and the Unit is being occupied by his heirs or devisees or is being administered by his or her estate and/or surviving heirs at law;

- (iii) If the Owner takes a leave of absence or is temporarily relocated a distance of fifty (50) miles or greater from the Unit and intends to return to reside in the Unit.
- (iv) Owners who are members of the United States armed forces and are deployed for more than sixty (60) calendar days from their Unit and who provide a copy of such orders to the Board as evidence of such deployment.
- (v) In all such hardship situations the owner shall reapply at the end of the natural lease term for renewal of the hardship exception created herein.

Those owners who are required to demonstrate, and who have so demonstrated that the inability to lease their Unit would result in undue hardship and who have obtained the requisite written approval from the Board, may lease their Unit for such duration as the Board reasonably determines is necessary to prevent undue hardship. No hardship exemption shall be granted for more than one (1) year at a time, and the Owner shall reapply for the renewal of a hardship exemption no less than sixty (60) calendar days prior to the natural expiration of the lease. If the Owner makes such application for renewal of hardship exemption to the Board, and does not receive a written approval of renewal hardship exemption from the Board prior to the natural expiration of the lease, the hardship exemption shall be presumed to be approved. The Board shall not unreasonably withhold approval.

(3) Lease Requirements and Restrictions

Such leasing as is permitted herein, shall be subject to reasonable rules promulgated by the Board as may be adopted from time to time, and the following requirements:

- (a) All leases shall be in writing and a copy of the fully executed lease naming all tenants and occupants shall be filed with the community manager prior to occupancy.
- (b) Lease terms shall be for no less than one (1) year.
- (c) There shall be no subleasing or assignment of leases except with the prior written approval of the owner.
- (d) No transient tenants shall be accommodated in any Unit.
- (e) No Unit shall be advertised and/or used as a Short-Term Rental, vacation or seasonal rental, or bed and breakfast through any service such as Vacation Rental By Owner ("VRBO"), Airbnb, hometogo.com, or any similar short-term leasing marketing service.
- (f) No Unit shall be leased except in its entirety unless such Unit is also occupied by the Owner as a primary residence.
- (g) Tenants and occupants named in all leases shall be subject to the Master Deed, By-Laws and Rules and Regulations for River Planation Section Four, as the same may be amended from time to time.
- (h) The Board in its discretion, shall be permitted to adopt a reasonable leasing fee to be charged to Owners wishing to lease their Unit. If such leasing fee is so adopted, it shall be paid by the Owner on or before the date of occupancy of all tenants and occupants.

(4) **Excluded Parties**

- (a) **Mortgage/Deed of Trust**: With the exception of Paragraph (3) Lease Requirements section above, and Paragraphs (5), (6) and (7) below, the prohibition upon leasing imposed by this Amendment shall not apply to any leasing transaction entered into by the holder of any first mortgage and/or Deed of Trust on a Unit who becomes the Owner of the Unit through foreclosure or any other means pursuant to the satisfaction of the indebtedness secured by such mortgage and/or Deed of Trust.
- (b) **Existing Owners**: Subject to Paragraph (3) Lease Requirements above, and Paragraphs (5), (6) and (7) below, existing Owners as of the date of this Amendment may lease their Unit and are effectively "grandfathered". Once an owner who has enjoyed this grandfathered status, transfers ownership to any third party, his or her Unit shall then be subject to the provisions recited within this Amendment.

A transfer of ownership for the purposes of this part, shall expressly exclude the following transfers of ownership: transfers of title between spouses; transfers of ownership to a Trust, the beneficiary and/or trustor of which, is the owner; transfers of ownership by owner to a legal entity for tax or estate planning purposes; transfers of title by testate or intestate succession.

All existing owners who currently lease their Units and those owners who currently do not lease their Units, but who may lease at a future date, shall provide a copy of the fully executed written lease agreement which shall name all tenants and occupants, to the Association management company within thirty (30) calendar days of tenant's occupancy.

- (c) **Family Members**: Units which are occupied by the children or grandchildren of a Unit owner; Units which are occupied by the parent or parents of a Unit owner; and Units occupied by aunts, uncles, sisters, brothers, nieces or nephews of the Unit owner, shall not be considered as Units which are leased. Such Units shall however, be subject to the lease restrictions recited in Paragraph (3) above and Paragraphs (5), (6) and (7) below.
- (d) **Association**: With the exception of Paragraph (3) Lease Requirements above and Paragraphs (5), (6) and (7) below, the provisions of this Amendment shall not apply to any leasing transaction entered into by the Association who becomes the Owner of a Unit through foreclosure of its lien or any other means pursuant to the satisfaction of a Notice of Lien or judgment in the Association's favor.

(5) Tenants and Occupants Liable

Tenants, occupants and invitees of any current and future owner shall be subject to and shall comply with, the Master Deed and By-Laws for the Association and all amendments thereto, and all duly adopted Association Rules and Regulations by the Board for the Association.

(6) Rental Fine Policy

The Board shall adopt reasonable rules and regulations for the enforcement of any leasing restriction created herein. Such rules and regulations shall include procedures for issuing notices and reasonable fines against Unit Owners in violation. All costs, including reasonable attorney's fees incurred in the enforcement of this part, shall be the responsibility of the Unit Owner. Any and all fines created by such rules and regulations shall be a continuing lien against the Unit and shall further be the personal obligation of the Unit Owner.

Fines created by such rules and regulations, together with the costs and reasonable attorneys' fees for the enforcement thereof, shall be a charge on the land and shall be a continuing lien upon the Unit against which each such fine is levied; and such fines, together with costs and reasonable attorneys' fees for the enforcement thereof, shall be the personal obligation of the person who was the owner of such Unit at the time the fine(s) were levied.

(7) Tenant/Occupant Violations.

Written notice shall be mailed to tenants, occupants and the owner at the last address provided by the owner to the Association, of any and all violations of the Master Deed, By-Laws, Association Rules and Regulations and amendments thereto by such tenant or occupant. Such written notice shall give the owner ten (10) business days to provide the Association with written evidence of the measures such owner has taken to ensure such violations by their tenant or occupant does not continue. Any violation by such tenant or occupant of the same or similar nature within sixty (60) days of the original violation, shall be considered a continuation of the previous violation. The rules and regulations adopted by the Board above shall be implemented against any owner who fails to provide such written notice to the Association as required in this part or whose tenant's or occupant's actions are considered a continuation of a previous violation.

After the above Rental Fine Policy has been implemented as a measure and prerequisite to compel the tenant's or occupant's compliance through the Owner, should such violations continue, the Association shall be entitled to file suit against such tenant or occupant and Owner for unlawful detainer, and the Association shall further be entitled to file Writs to seek possession of the owner's Unit, and evict such tenant or occupant. All costs for such action, including reasonable attorneys' fees, shall be a continuing lien and charge against such Owner's Unit, and be the personal obligation of such Owner.

Only the changes and amendments made by this Amendment to the Master Deed Establishing a Horizontal Property Regime of River Planation (Section Four), and the First Amendment shall be changed. All other terms, conditions, restrictions and provisions of the Master Deed and previous amendments thereto, shall survive and continue to remain in full force and effect.

17 IN WITNESS WHEREOF, the undersigned have executed this instrument as of this the 17 of April, 2025.

**RIVER PLANTATION SECTION FOUR
CONDOMINIUMS HOMEOWNERS'
ASSOCIATION, INC.**

Raymond M. Anderson
By: _____
Its: President

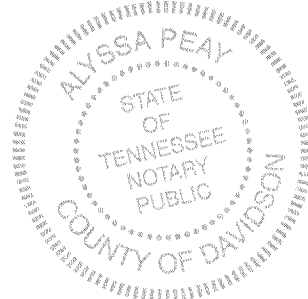
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Raymond Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her/his oath, acknowledged herself/himself to be the President of River Planation Section Four Condominiums Homeowners' Association, and that she/he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by herself/himself as such President.

7 Witness my hand and official seal at Nashville, Davidson County, Tennessee, this day of April, 2025.

My Commission Expires: 05/09/2026

Alyssa Peay
Notary Public



**AFFIDAVIT OF APPROVAL OF
MASTER DEED ESTABLISHING A HORIZONTAL PORPERTY REGIME OF
RIVER PLANTATION (SECTION FOUR)**

The undersigned, Justin Pardo, Secretary of River Planation Section Four Condominiums Homeowners' Association, Inc., certifies and affirms that in accordance with Paragraph 15 of the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Four), this Amendment has been joined-in by co-owners representing sixty- seven (67%) percent of the total apartments at River Plantation Section Four.

RIVER PLANTATION SECTION FOUR
CONDOMINIUMS HOMEOWNERS'
ASSOCIATION, INC.

By: [Signature]
Its: Secretary

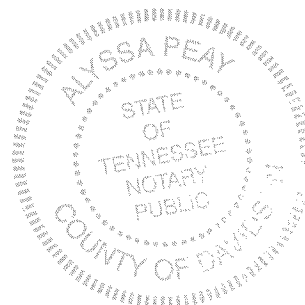
STATE OF TENNESSEE) COUNTY OF
DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Justin Pardo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her/his oath, acknowledged herself/himself to be the Secretary of River Plantation Section Four Condominiums Homeowners' Association, Inc., and that she/he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by herself/himself as such Secretary.

17 Witness my hand and official seal at Nashville, Davidson County, Tennessee, this day of April, 2025.

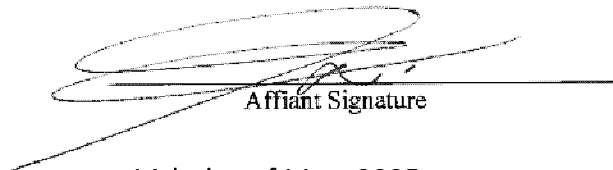
My Commission Expires: 09/09/2026

Notary Public



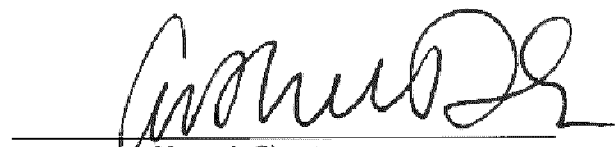
Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 17, 2025.


Affiant Signature
14th day of May, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of May, 2025


Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

