

This instrument prepared by:

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Knox County, TN Page: 1 of 4
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THIRD AMENDMENT OF
DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE GROVE AT BOYD STATION

This Third Amendment is made and entered into as of January __, 2024, by **HOMESTEAD LAND HOLDINGS, LLC**, a Tennessee limited liability company ("Developer").

Pursuant to the terms of the Declaration of Covenants and Restrictions of The Grove at Boyd Station, of record as **Instrument No. 202208300013958**, as amended by that First Amendment of Declaration of Covenants and Restrictions of The Grove at Boyd Station of record as **Instrument No. 202211150029405** and that Second Amendment of Declaration of Covenants and Restrictions of The Grove at Boyd Station of record as **Instrument No. 202303310052984**, all in the Knox County Register of Deeds Office (as amended, the "Declaration"), the Developer established The Grove at Boyd Station subdivision (the "Subdivision").

Article XII of the Declaration specifically provides that the Developer has the right to add and annex any land outside of the Property to the Subdivision by executing and recording an Amendment to the Declaration in the Register's Office for Knox County, Tennessee. This may be done without the consent of the Members, provided the Developer has satisfied the applicable legal or governmental requirements.

The Developer is the owner of the real property described on Exhibit A attached hereto and incorporated by reference (the "Phase 1, Unit 3 Property"), which is adjacent to the Property subject to the Declaration.

The Developer has satisfied the applicable legal and governmental requirements for adding and annexing the Phase 1, Unit 3 Property to the Subdivision, and therefore the Developer has the right under Article XII of the Declaration to add and annex the Phase 1, Unit 3 Property to the Subdivision without the consent of the Members by executing and recording this Amendment.

The Developer now wishes to add and annex the Phase 1, Unit 3 Property to the Subdivision, subject it to the Declaration and amend the Declaration to reflect the addition of the Phase 1, Unit 3 Property to the Subdivision.

Nick McBride
Register of Deeds
Knox County

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, and pursuant to the rights granted to the Developer under Article XII of the Declaration, the Developer hereby adds and annexes the real property described on Exhibit A attached hereto and incorporated herein by reference (the "Phase 1, Unit 3 Property") to the Subdivision, subjects the Phase 1, Unit 3 Property to the Declaration and amends the Declaration as follows:

1. Amendment of Declaration. The definition of "Property" in the Declaration is hereby amended to include the Phase 1, Unit 3 Property. The Phase 1, Unit 3 Property shall be deemed to be included as part of the Property for purposes of the Declaration.

2. Defined Terms. Any capitalized term not otherwise defined herein shall have the same meaning given it in the Declaration.

3. Continued Effect. Except to the extent it is modified or amended hereby, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed by its duly authorized officer as of the date set forth above.

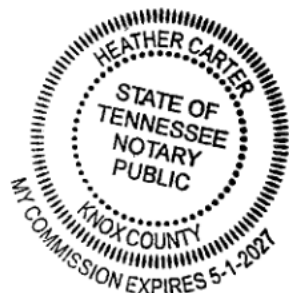
HOMESTEAD LAND HOLDINGS, LLC

By: [Signature]
Brian Mohnney,
Managing Member

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, a notary public of the state and county aforesaid, personally appeared BRIAN MOHNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to the Managing Member of Homestead Land Holdings, LLC, the within named bargainer, a limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself Managing Member.

Witness my hand and seal, this 22nd day of January, 2024.



[Signature]
Notary Public

My commission expires: 5/1/2027

EXHIBIT A**LEGAL DESCRIPTION OF PHASE 1, UNIT 3 PROPERTY**

Situated in the Sixth (6th) Civil District of Knox County, Tennessee, within the Town of Farragut, and being more fully described as follows:

Beginning at an iron pin set with cap "Lynch 2447" in the Northern Right of Way of Iron Plow Drive, said pin being common corner to Lot 9, Grove at Boyd Station, Phase 1 (Instrument 202208300013957) and being located Northeast 25 feet more or less from the centerline of Iron Plow Drive; thence with Phase 1, Grove at Boyd Station as set forth in Instrument 202208300013957, North 09 deg. 01 min. 11 sec. East, 148.00 feet to a half inch iron pin set with cap "Lynch 2447"; thence North 76 deg. 14 min. 47 sec. West, 174.80 feet to a half inch iron pin set with cap "Lynch 2447"; thence North 20 deg. 07 min. 44 sec. West, 25.88 feet to a half inch iron pin with cap "Ferguson", said iron pin being in the line of The Cottages at Pryse Farm, Phase 2; thence with the line of The Cottages at Pryse Farm, Phase 2 as set forth in Instrument 201512220037540, North 54 deg. 55 min. 05 sec. East, 427.85 feet to an iron pin found; thence North 54 deg. 55 min. 05 sec. East, 344.97 feet to a fence post, said fence post being corner to Tract 4, Forrester Property; thence with Tract 4, Forrester Property as set forth in Instrument 201412080031273, North 56 deg. 34 min. 19 sec. East, 511.23 feet to a half inch iron pin found, said pin being corner to Tract 5, Forrester Property (Instrument 201412080031273); thence leaving Tracts 4 and 5, Forrester Property, South 41 deg. 23 min. 20 sec. West, 95.46 feet to an iron pin set with cap "Lynch 2447"; thence South 78 deg. 25 min. 43 sec. East, 262.38 feet to a half inch iron pin set with cap "Lynch 2447"; thence South 32 deg. 51 min. 37 sec. East, 372.98 feet to a half inch iron pin set with cap "Lynch 2447" thence with a curve to the right having a radius of 315.00 feet and a chord of South 30 deg. 31 min. 53 sec. East, 25.60 feet to a half inch iron pin set with cap "Lynch 2447"; thence with a curve to the right having a radius of 315.00 feet and a chord of South 18 deg. 41 min. 59 sec. East, 104.01 feet to a half inch iron pin set with cap "Lynch 2447"; thence South 09 deg. 11 min. 50 sec. East, 170.65 feet to a half inch iron pin set with cap "Lynch 2447"; thence with a curve to the right having a radius of 315.49 feet and a chord of South 08 deg. 09 min. 41 sec. East, 11.29 feet to a half inch iron pin set with cap "Lynch 2447"; thence with a curve to the right having a radius of 315.49 feet and a chord of South 04 deg. 07 min. 53 sec. West, 123.28 feet to a half inch iron pin set with cap "Lynch 2447"; thence South 14 deg. 46 min. 34 sec. West, 333.04 feet to a half inch iron pin set with cap "Lynch 2447"; thence North 76 deg. 07 min. 21 sec. West, 137.89 feet to a half inch iron pin set with cap "Lynch 2447"; thence with a curve to the left having a radius of 125.00 feet and a chord of South 00 deg. 29 min. 28 sec. West, 16.17 feet to an iron pin set with cap "Lynch 2447"; thence South 03 deg. 13 min. 06 sec. East, 65.48 feet to an iron pin set with cap "Lynch 2447"; thence South 87 deg. 39 min. 51 sec. West, 55.33 feet to an iron pin set with cap "Lynch 2447"; thence with a curve to the right having a radius of 50.00 feet and a chord of South 47 deg. 58 min. 44 sec. West, 73.26 feet to an iron pin set with cap "Lynch 2447" in the Northern right-of-way of Iron Plow Drive; thence with Iron Plow Drive and a curve to the right having a radius of 425.00 feet and a chord of North 72 deg. 57 min. 28 sec. West,

176.16 feet to an iron pin set with cap "Lynch 2447"; thence North 60 deg. 59 min. 49 sec. West, 366.96 feet to an iron pin set with cap "Lynch 2447"; thence with a curve to the right having a radius of 60.00 feet and a chord of North 17 deg. 26 min. 31 sec. West, 82.69 feet to an iron pin set with cap "Lynch 2447"; thence North 65 deg. 35 sec. 36 min. West, 57.80 feet to an iron pin set with cap "Lynch 2447"; thence with a curve to the right having a radius of 160.78 feet and a chord of South 37 deg. 24 min. 15 sec. West, 18.45 feet to an iron pin set set with cap "Lynch 2447"; thence with a curve to the right having a radius of 80.00 feet and a chord of South 40 deg. 56 min. 49 sec. West, 0.71 feet to an iron pin set with cap "Lynch 2447"; thence with a curve to the right having a radius of 80.00 feet and a chord of South 67 deg. 11 min. 54 sec. West, 70.13 feet to an iron pin set with cap "Lynch 2447"; thence North 86 deg. 48 min. 15 sec. West, 24.84 feet to an iron pin set with cap "Lynch 2447"; thence with a curve to to the left having a radius of 270.51 feet and a chord of North 86 deg. 40 min. 41 sec. West, 26.11 feet to an iron pin set with cap "Lynch 2447"; thence North 86 deg. 30 min. 46 sec. West, 191.79 feet to an iron pin set with cap "Lynch 2447"; thence with a curve to the right having a radius of 225.00 feet and a chord of North 80 deg. 00 min. 04 sec. West, 51.03 feet to an iron pin set with cap "Lynch 2447"; thence North 73 deg. 29 min. 22 sec. West, 110.17 feet to the Point of Beginning. Described area containing 25.73 acres or 1,120,684 square feet more or less as shown on the survey by Ryan S. Lynch, TN RLS 2447, dated October 19th, 2023 and bearing project number 4400-14.

BEING part of the property conveyed to Homestead Land Holdings, LLC by deed of record as **Instrument No. 202107290007927** in the Knox County Register of Deeds Office.