

This instrument prepared by:

L. Caesar Stair IV, Esq.
BERNSTEIN, STAIR & McADAMS LLP
116 Agnes Road
Knoxville, Tennessee 37919
865-546-8030

**FIRST AMENDMENT OF
DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE GROVE AT BOYD STATION**

This Amendment is made and entered into as of November 10, 2022, by **HOMESTEAD LAND HOLDINGS, LLC**, a Tennessee limited liability company ("Developer"), and **SADDLEBROOK PROPERTIES, LLC**, a Tennessee limited liability company ("Saddlebrook").

Pursuant to the terms of the Declaration of Covenants and Restrictions of The Grove at Boyd Station, of record as **Instrument No. 202208300013958** in the office of the Knox County Register of Deeds (the "Declaration"), the Developer established the The Grove at Boyd Station subdivision (the "Subdivision").

The legal description of the Property was inadvertently not included on Exhibit A of the Declaration, and the Developer now wishes to correct this error by recording this Amendment.

The Developer and Saddlebrook currently own 100% of the Lots in the Subdivision, and Saddlebrook joins this Amendment to acknowledge its consent to the changes to the Declaration as set forth herein and to join the Developer in subjecting the Property to the Declaration.

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, and pursuant to Article XVI of the Declaration, the Declaration is hereby amended as follows:

1. Amendment. The Declaration is hereby amended by deleting Exhibit A in its entirety and replacing it with Exhibit A attached hereto. Saddlebrook consents to the foregoing amendment to the Declaration, and Developer and Saddlebrook hereby subject the Property, as described on Exhibit A attached hereto, to the Declaration.

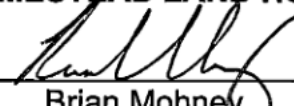
2. Defined Terms. Any capitalized term not otherwise defined herein shall have the same meaning given it in the Declaration.

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


Knox County, TN Page: 1 of 6
REC'D FOR REC 11/15/2022 3:49 PM
RECORD FEE: \$32.00 T20220056916
M. TAX: \$0.00 T. TAX: \$0.00
202211150029405

IN WITNESS WHEREOF, the Developer and Saddlebrook have caused this instrument to be executed by their duly authorized officer as of the date set forth above.

HOMESTEAD LAND HOLDINGS, LLC

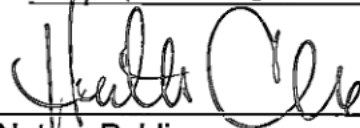
By: 
 Brian Mohney,
 Managing Member

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 bargainor, 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 10th day of November, 2022.




 Notary Public

My commission expires: June 27, 2023

SADDLEBROOK PROPERTIES, LLC

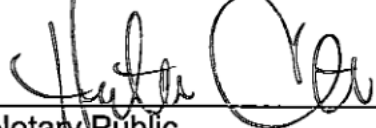
By: 
 Brian Mohney
 Managing Member

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 Saddlebrook Properties, LLC, the within named bargainor, 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 10th day of November, 2022.




 Notary Public

My commission expires: June 27, 2023

EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

Situated in the Sixth (6th) Civil District of Knox County, Tennessee and lying outside the corporate limits of the City of Knoxville, Tennessee and being more fully described as follows:

Beginning at a point in the Northern right-of-way of Boyd Station Road, said point being in the line of Gibson and lying North 46°03'53" East, 411.63 feet from the centerline intersection of Boyd Station Road and McFee Road;

Thence with Gibson as set forth in Instrument 200608180015557, North 35°27'33" West, 403.59 feet to a half inch iron rod, said iron rod being corner to Lenoir City Utilities Board;

Thence with Lenoir City Utilities Board as set forth in Plat Cab O Slide 272C, North 35°35'20" West, 309.69 feet to a half inch iron rod capped "HAT 157", said iron rod being corner to Lot 7, Chantilly Acres at McFee, Unit 2;

Thence with Chantilly Acres at McFee, Unit 2 (Lots 7, 4, 3, and 2) as set forth in Instrument 201801190042876, the following six calls:

thence with Lot 7, North 35°21'30" West, 218.93 feet to a half inch iron rod capped "Ferguson", said iron rod being corner to Lot 4;

Thence with Lot 4, North 35°29'32" West, 94.63 feet to a half inch iron rod capped "Ferguson", said iron rod being corner to Lot 3;

Thence with Lot 3, North 35°08'55" West, 51.70 feet to an iron rod;

Thence South 52°07'01" West, 71.34 feet to a half inch iron rod;

Thence North 32°33'50" West, 81.46 feet to a half inch iron rod capped "Ferguson", said iron rod being corner to Lot 2;

Thence with Lot 2, North 32°27'26" West, 121.79 feet to a half inch iron rod capped "Ferguson", said iron rod being corner to Plato;

Thence with Plato as set forth in Instrument 201609190018472, North 32°32'39" West, 157.09 feet to a half inch iron rod;

Thence South 54°48'05" West, 100.04 feet to an iron rod set;

Thence South 52°52'43" West, 205.45 feet to a half inch iron rod in the Eastern right-of-way of McFee Road;

Thence with McFee Road, North 35°11'34" West, 48.71 feet to a five-eighths inch iron rod capped "Benchmark", said iron rod being corner to Stokes;

Thence with Stokes as set forth in Instrument 201103220056094, North 53°23'54" East, 343.60 feet to an iron rod;

Thence North 34°12'09" West, 175.91 feet to an iron rod;

Thence South 53°27'04" West, 341.92 feet to a five-eighths inch iron rod capped "Benchmark" in the Eastern right-of-way of McFee Road;

Thence with McFee Road, North 32°55'20" West, 86.70 feet to an iron rod set;

Thence North 02°32'25" West, 88.08 feet to an iron rod set;

Thence North 35°49'10" West, 60.00 feet to an iron rod set;

Thence North 64°18'35" West, 75.06 feet to an iron rod set;

Thence North 32°13'43" West, 93.51 feet to a five-eighths inch iron rod capped "Benchmark", said iron rod being corner to Cottages at Pryse Farm Owners Association, Inc.;

Thence with Cottages at Pryse Farm Owners Association, Inc. as set forth in Instrument 201512220037540, North 54°48'53" East, 381.59 feet to an iron rod set;

Thence North 84°49'27" East, 291.59 feet to a half inch iron rod capped "Ferguson";

Thence leaving Cottages at Pryse Farm Owners Association, Inc., South 20°07'44" East, 25.88 feet to a point;

Thence South 76°14'47" East, 174.80 feet to a point;

Thence South 09°01'11" West, 148.00 feet to a point;

Thence South 16°30'38" West, 25.00 feet to a point;

Thence South 73°29'22" East, 110.17 feet to a point;

Thence following a curve to the left having a radius of 250.00 feet, and a chord of South 80°00'04" East, 56.70 feet to a point;

Thence South 86°30'46" East, 191.79 feet to a point;

Thence following a curve to the right having a radius of 250.00 feet, and a chord of South 83°44'48" East, 24.13 feet to a point;

Thence South 80°58'49" East, 93.87 feet to a point;

Thence South 60°59'49" East, 455.36 feet to a point;

Thence following a curve to the left having a radius of 450.00 feet, and a chord of South 88°43'52" East, 418.83 feet to a point;

Thence South 26°27'55" East, 164.78 feet to a point;

Thence following a curve to the left having a radius of 550.82 feet, and a chord of North 53°56'33" East, 179.02 feet to a point;

Thence North 46°29'42" East, 244.45 feet to a point;

Thence South 16°59'47" East, 177.21 feet to a point;

Thence North 78°47'16" East, 123.51 feet to a point;

Thence South 30°35'07" East, 151.45 feet to a point in the Northern right-of-way of Boyd Station Road;

Thence with Boyd Station Road, South 50°14'52" West, 851.69 feet to a point;

Thence South 50°14'39" West, 750.70 feet to the POINT OF BEGINNING. Described property containing 1773361.51 square feet or 40.71 acres more or less, as shown on the survey by Ryan S. Lynch, TN RLS 2447, dated April 16, 2021 and bearing project number 4400.

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.