



Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

The Greens at Legacy Townhomes Homeowners' Association, INC.
STE 350
100 BLUEGRASS COMMONS BLVD
HENDERSONVILLE, TN 37075-2736

November 29, 2020

Filing Acknowledgment

Please review the filing information below and notify our office immediately of any discrepancies.

SOS Control # :	001147363	Formation Locale:	TENNESSEE
Filing Type:	Nonprofit Corporation - Domestic	Date Formed:	01/15/2021
Filing Date:	11/29/2020 5:07 PM	Fiscal Year Close:	12
Delayed Effective Date:	01/15/2021 12:00 AM	Annual Report Due:	04/01/2022
Status:	Active	Image # :	B0950-8999
Duration Term:	Perpetual		
Public/Mutual Benefit:	Mutual		
Business County:	SUMNER COUNTY		

Document Receipt

Receipt # : 005907438	Filing Fee:	\$100.00
Payment-Credit Card - State Payment Center - CC #: 3793763270		\$100.00

Registered Agent Address:
CHRISTIAN BLACKMAN
STE 350
100 BLUEGRASS COMMONS BLVD
HENDERSONVILLE, TN 37075-2736

Principal Address:
STE 350
100 BLUEGRASS COMMONS BLVD
HENDERSONVILLE, TN 37075-2736

Congratulations on the successful filing of your **Charter for The Greens at Legacy Townhomes Homeowners' Association, INC.** in the State of Tennessee which is effective on the date shown above. You must also file this document in the office of the Register of Deeds in the county where the entity has its principal office if such principal office is in Tennessee. Please visit the Tennessee Department of Revenue website (www.tn.gov/revenue) to determine your online tax registration requirements. If you need to obtain a Certificate of Existence for this entity, you can request, pay for, and receive it from our website.

You must file an Annual Report with this office on or before the Annual Report Due Date noted above and maintain a Registered Office and Registered Agent. Failure to do so will subject the business to Administrative Dissolution/Revocation.

Connie Stroud, Register
Robertson County Tennessee
Rec #: 309933 Instrument #: 373430
Rec'd: 5.00 Recorded
State: 0.00 12/9/2020 at 2:20 PM
Clerk: 0.00 in Record Book
Other: 2.00 2021
Total: 7.00 PGS 837-839

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Secretary of State

**CHARTER of
The Greens at Legacy Townhomes
HOMEOWNERS' ASSOCIATION, INC.**

The undersigned natural person, having capacity to contract and acting as the Incorporator of a nonprofit corporation under the Tennessee Nonprofit Corporation Act, T.C.A. §48-51-101 *et seq.*, adopts the following charter for such corporation:

1. The name of the Corporation is:

The Greens at Legacy Townhomes HOMEOWNERS' ASSOCIATION, INC.

2. This Corporation is a mutual benefit corporation. The Corporation is not a religious corporation.

3. The Corporation's initial registered office is located at:

**100 Bluegrass Commons Boulevard, Suite 350
Hendersonville, Tennessee 37075**

which is located in **Sumner County**, and its initial registered agent at that office is **Christian M. Blackman**

4. The incorporator of the Corporation is:

**Christian M. Blackman
100 Bluegrass Commons Boulevard, Suite 350
Hendersonville, Tennessee 37075**

5. The principal office of the Corporation is:

**100 Bluegrass Commons Boulevard, Suite 350
Hendersonville, Tennessee 37075**

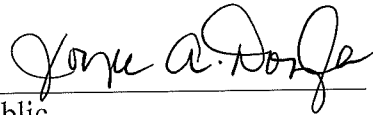
6. The Corporation is not for profit. The Corporation will have members.

7. To the extent allowed by the laws of the State of Tennessee, no present or future director of the Corporation (or his or her estate, heirs and personal representatives) shall be liable to the Corporation or its members for monetary damages for breach of fiduciary duty as a director of the Corporation except liability for: (a) any breach of the director's duty of loyalty to the corporation or its members; (b) acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law; or, (c) the provisions of T.C.A. §48-58-302. Notwithstanding the foregoing, no such limitation of liability shall eliminate or limit the liability of a director for any act or omission occurring prior to the date when such provision

**STATE OF TENNESSEE
COUNTY OF ROBERTSON**

Before me, the undersigned, a Notary Public in and for this county and state, personally appeared Christian M. Blackman, 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 CMB Investments, LLC, the within named bargainor, a limited liability company, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand, at Sumner County, Tennessee, this 30th day of 2020,
2020.



Notary Public

My Commission Expires: My Commission Expires July 2, 2024





001147363

CHARTER NONPROFIT CORPORATION

SS-4418



Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102
(615) 741-2286

Filing Fee: \$100.00

For Office Use Only

-FILED-

Control # 001147363

The undersigned, acting as incorporator(s) of a nonprofit corporation under the provisions of the Tennessee Nonprofit Corporation Act, adopt the following Articles of Incorporation.

1. The name of the corporation is: The Greens at Legacy Townhomes Homeowners' Association, INC.

2. Name Consent: (Written Consent for Use of Indistinguishable Name)

This entity name already exists in Tennessee and has received name consent from the existing entity.

3. This company has the additional designation of: None

4. The name and complete address of its initial registered agent and office located in the State of Tennessee is:

CHRISTIAN BLACKMAN
STE 350
100 BLUEGRASS COMMONS BLVD
HENDERSONVILLE, TN 37075-2736
SUMNER COUNTY

5. Fiscal Year Close Month: December

Period of Duration: Perpetual

6. If the document is not to be effective upon filing by the Secretary of State, the delayed effective date and time is:

Jan 15, 2021 12:00AM

(Not to exceed 90 days)

7. The corporation is not for profit.

8. Please complete all of the following sentences by checking one of the two boxes in each sentence:

This corporation is a public benefit corporation / mutual benefit corporation.

This corporation is a religious corporation / not a religious corporation.

This corporation will have members / not have members.

9. The complete address of its principal office is:

STE 350
100 BLUEGRASS COMMONS BLVD
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SUMNER COUNTY

(Note: Pursuant to T.C.A. §10-7-503 all information on this form is public record.)

B0950-8999 11/29/2020 5:07 PM Received by Tennessee Secretary of State Tre Hargett



**CHARTER
NONPROFIT CORPORATION**

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The name of the corporation is: The Greens at Legacy Townhomes Homeowners' Association, INC.

10. The complete mailing address of the entity (if different from the principal office) is:

STE 350
100 BLUEGRASS COMMONS BLVD
HENDERSONVILLE, TN 37075-2736

11. List the name and complete address of each incorporator:

Title	Name	Business Address	City, State, Zip
Incorporator	Christian Blackman	100 BLUEGRASS COMMONS BLVD STE	HENDERSONVILLE, TN 37075-

12. School Organization: (required if the additional designation of "School Organization - Exempt" is entered in section 3.)

- I certify that pursuant to T.C.A. §49-2-611, this nonprofit corporation is exempt from the \$100 filing fee required by T.C.A. §48-51-303(a)(1).
- This nonprofit corporation is a "school support organization" as defined in T.C.A. §49-2-603(4)(A).
- This nonprofit corporation is an educational institution as defined in T.C.A. §48-101-502(b).

13. Insert here the provisions regarding the distribution of assets upon dissolution:

In the event of dissolution of the Corporation, the residual assets of the Corporation (after all creditors of the Corporation have been paid), shall be distributed to the members prorated in accordance with their respective membership interests.

14. Other Provisions:

(Note: Pursuant to T.C.A. §10-7-503 all information on this form is public record.)

Electronic
Signature

Incorporator
Title/Signer's Capacity

Christian Blackman
Printed Name

Nov 29, 2020 5:07PM
Date

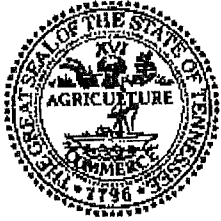
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Printed Name	Date

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