



2 PGS:AL-RESTRICTIONS	
SUSAN BATCH: 186109 07/03/2025 - 11:16 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, JEFFERSON COUNTY
ED STINER
REGISTER OF DEEDS

This instrument prepared by:
C. Douglas Berryhill
Attorney at Law
P. O Box 448
Jefferson City, TN 37760

**DECLARATION OF RESTRICTIVE COVENANTS OF
THE "PETTIT PROPERTY"**

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") is hereby made, published, and declared on this the 1st day of July, 2025, by Anthony Kirk Pettit and Douglas Brian Pettit (the Owners).

WHEREAS, the Owners own certain real property located in Jefferson County, Tennessee, known as the "Pettit Property". The plat of the said real property is recorded in Plat Cabinet M, Slide 2629 in the Register of Deeds Office for Jefferson County, Tennessee.

WHEREAS, it is for the interest, benefit, and advantage of the Owners and each and every person who shall hereafter acquire this real property or any portion of the said real property that certain restrictive covenants governing and regulating the use and occupancy of the same be established, set forth, and declared to be covenants running with the land.

NOW THEREFORE, the Owners do hereby set up, establish, promulgate, and declare the following protective restrictive covenants to apply to the "Pettit Property" as shown on the plat of record in Plat Cabinet M, Slide 2629 in the Register of Deeds Office for Jefferson County, Tennessee.

1. All lots shall be used for residential purposes only.
2. No multi-family dwellings shall be permitted.
3. All homes must be stick-built. No mobile homes, modular homes, trailers, or pre-fab homes shall be permitted.
4. Barns and detached garages are permitted, but must conform to Number 3 above.
5. The use of any lot or tract as a junk yard, the storing of rubbish, or wrecked automobiles is expressly prohibited.

IN TESTIMONY WHEREOF, this instrument is executed this 1st day of July, 2025.

Anthony Kirk Pettit, Owner/Declarant

Douglas Brian Pettit, Owner/Declarant

STATE OF TENNESSEE
COUNTY OF Jefferson

Personally appeared before me, Jessica Martin, a Notary Public in and for the state and county aforesaid, **Anthony Kirk Pettit and Douglas Brian Pettit, (the Owners)** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes herein contained.

WITNESS my hand and official seal at office in said county this 1st day of July, 2025.



Jessica Martin
NOTARY PUBLIC

My commission expires: 1-24-2029