

4 PGS : RESTRICTIVE COVENANTS

HANNAH DENNY 539787 - 23109646

05/19/2023 - 03:18 PM

VALUE

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 20.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 22.00

STATE of TENNESSEE, WILSON COUNTY

JACKIE MURPHY

This instrument prepared by:

KDS Investments General Partnership
Lesley J. Adam, General Counsel
P.O. Box 1955
Mt. Juliet, TN 37121

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR STEWARTS LANDING, PHASE 1
(ANNEXING PHASE 2 PROPERTY)**

This First Amendment to Declaration of Covenants, Conditions, and Restrictions for Stewarts Landing, Phase 1 ("First Amendment") is made as of the date set forth on the signature page hereof by KDS Investments General Partnership, a Tennessee General Partnership ("Declarant or Developer")

RECITALS

WHEREAS, on March 1, 2021, Declarant recorded that certain Declaration of Covenants, Conditions, and Restrictions for Stewarts Landing, Phase 1 in Book 2052, Page 423, Register's Office for Wilson County, Tennessee (such instrument as amended and supplemented is collectively hereinafter referred to as the "Original Declaration"); and

WHEREAS, pursuant to Article 8 of the Original Declaration, Declarant may annex additional property.

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Original Declaration, Declarant amends the Original Declaration as of the date of this Declaration as follows:

1. The Original Declaration shall be supplemented and amended for purposes of annexing the Phase 2 Property, as more particularly shown and further described on **Exhibit A** attached hereto and made a part hereof, to the Development Property and subjecting said Phase 2 Property to the covenants, conditions, and restrictions of the Original Declaration, as supplemented and amended from time to time.

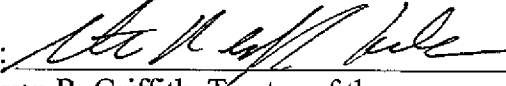
2. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Original Declaration, as supplemented and amended from time to time.

3. All other items not heretofore amended or supplemented shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, on behalf of the Declarant, has caused this First Amendment to be duly executed this the 18th day of May 2023.

KDS DEVELOPMENT GENERAL PARTNERSHIP, a Tennessee general partnership

By: 

Steven R. Griffith, Trustee of the

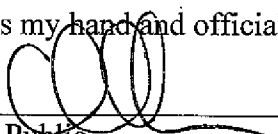
"Steven R. Griffith Irrevocable Trust, dated December 9, 2016," General Partner

STATE OF TENNESSEE

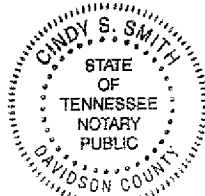
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Steven R. Griffith, Trustee of the "Steven R. Griffith Irrevocable Trust, dated December 9, 2016," with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a General Partner of KDS Investments\ General Partnership, a Tennessee general partnership, the within named bargainor, and as such authorized General Partner, being given the authority to so do, executed the within instrument on behalf of KDS investments General Partnership by signing its name as such authorized General Partner.

Witness my hand and official seal at office this 18th day of May 2023.


Notary Public

My Commission Expires: _____



My Commission Expires JULY 9, 2024

EXHIBIT A

[Development Property - Phase 2 Property]

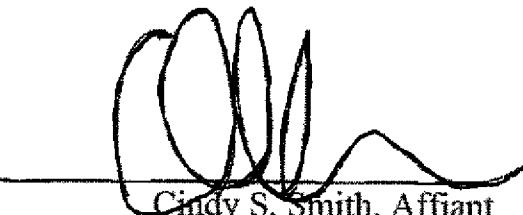
A certain tract or parcel of land situated in the 25th Civil District of Wilson County, Tennessee, described as follows, to-wit:

Being Tract I on the Boundary survey of the Mark Vastola Property of record in Plat Book 26, page 361, Register's Office for Wilson County, Tennessee, also befog displayed as Lots I thru 40 together with tbc common space on the Master Plan, Residential P.U.D. Belew Group, as of record in Plat Book 26, page 432, said Register's Office, to which references are being made for a more detailed description of said tract.

Also being displayed as Lots 13-27, as said lots appear on the Plat of record in Plat Book P31, Page 434, Register's Office for Wilson County, Tennessee, together with all common areas and other property embraced within and appearing on said plat (said plat attached hereto and made a part hereof).

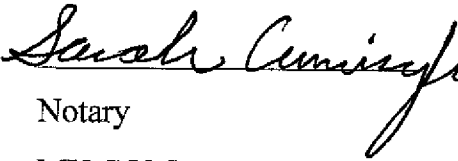
AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 May 18, 2023 (date of document).


Cindy S. Smith, Affiant
05/19/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19th day of May, 2023.


Notary

MY COMMISSION EXPIRES: _____

