

This Instrument Prepared By:
JMG, PLLC
27 North Main Street
Sparta, TN 38583

DECLARATION OF RESTRICTIVE COVENANTS
FOR LOTS 1-7
RONCATI SUBDIVIDE

THIS DECLARATION OF RESTRICTIVE COVENANTS is hereby made, published,
and declared this 12th day of Oct, 2024 by MARILYN RONCATI, ("Owner").

WHEREAS, Owner owns certain real property located in Pickett County, Tennessee,
being more particularly described as LOTS 1-7 OF RONCATI SUBDIVIDE, a plat of which is
recorded in Plat Book 4, Page 55, in the Register's Office of Pickett County,
Tennessee. Said property was conveyed to Owner by Warranty Deed recorded in Book 180, Page
301, in the Register's Office of Pickett County, Tennessee; and

WHEREAS, this conveyance and future conveyances are expressly subject to the
following agreements, covenants, and restrictions, which agreements, covenants, and restrictions
shall run with the land and relate to the entire real property described above, and provide a uniform
plan for the improvement of the land; and

WHEREAS, in pursuance of a general plan for the protection and benefit of all the land
and all persons who may now or later become owners of any portion of the land and as part of the
consideration for this conveyance, Owner, for himself and his successors and assigns, covenant,
to hold the real estate and each lot upon the following terms and subject to the following conditions,
restrictions, agreements, covenants, obligations, and charges and fully and punctually to observe,
comply with, perform and carry them out; and

THEREFORE, for good and valuable consideration and of the benefits to be derived by
Owner, and each and every subsequent owner of any of the land or portion of the land described
above, Owner does hereby declare the following protective covenants to apply to the property
herein described and to all portions thereof, and to all persons owning any of said property or
portions thereof, hereafter.

1. No auto salvage yard businesses shall be permitted.
2. No commercial poultry farms shall be permitted.



3. No commercial swine farms shall be permitted. Farm animals such as cattle, goats, chickens, horses and mules, and domesticated animals such as dogs and cats are permitted.
4. Lots can be used for business purposes subject to approval by the property owner.
5. Restrictions have a twenty-five (25) year expiration date from the date of purchase of each Lot.

WITNESS our hands this 10th day of Oct, 2024.

Marilyn Roncati
MARILYN RONCATI

STATE OF TENNESSEE

COUNTY OF Pickett

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally **MARILYN RONCATI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness our hands and seal, at office, this 10th day of Oct, 2024.

[Signature]
Notary Public

My Commission Expires: 10-23-27

BK/PG: 195/380-381

24001086

2 PGS AL-RESTRICTIONS	
LETHA BATCH 17915	
10/18/2024 - 12:11:56 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, PICKETT COUNTY
LETHA MCCURDY
REGISTER OF DEEDS

