

BK/PG: 8510/90-103

21022119

14 PGS : RESTRICTIONS

JESSICA PORTMAN 770093 - 21022119

04/09/2021 - 08:45:41 AM

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 70.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 72.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

This Instrument Prepared By:  
 Douglas S. Hale, Attorney  
 Hale and Hale, PLC  
 3020 Stansberry Lane, Suite 100  
 Franklin, Tennessee 37069

REGISTER OF DEEDS

**SUPPLEMENTAL DECLARATION**  
**TO DECLARATION OF**  
**COVENANTS, CONDITIONS AND**  
**RESTRICTIONS FOR SIMMONS RIDGE**

**SIMMONS RIDGE JOINT VENTURE**, a Tennessee joint venture composed of Coastal Development Corporation, a Tennessee corporation, and Simmons Ridge Partners, LLC, a Tennessee limited liability company ("Declarant") makes this Supplemental Declaration as of the 1<sup>st</sup> day of April, 2021.

**WITNESSETH:**

**WHEREAS**, that certain *Declaration Of Covenants, Conditions and Restrictions For Simmons Ridge* is of record in Book 6789, Page 125, Register's Office for Williamson County, Tennessee (the "Declaration");

**WHEREAS**, at Section 12 of Article I of the Declaration, Simmons Ridge Joint Venture, together with its successors and assigns, is defined and designated as the "Declarant" under the Declaration;

**WHEREAS**, Declarant has caused a portion of the acreage comprising the Development, as defined in the Declaration and described by reference on Exhibit A-1 attached thereto, to be developed into ninety (90) improved platted "Lots", which includes five (5) lots designated as "Open Space" Lots, i.e. "Common Area", as such terms are defined in Sections 8 and 20 of Article I of the Declaration, and one (1) Lot designated "Open Space Lot For Amenity", with said ninety (90) platted Lots being of record in Plat Book P75, Pages 67A and 67B, Plat Book P75, Pages 112A and 112B, Plat Book 75, Pages 113A, 113B and 113C, and Plat Book 75, Pages 114A and 114B, said Register's Office, a copies of which Plats are attached to this Supplemental Declaration, marked as Collective Exhibit A and incorporated herein by reference (collectively the "Added Lots");

**WHEREAS**, certain of the Added Lots are to be designated as "Common Maintenance Lot(s)", as said term is defined in the Declaration;

**WHEREAS**, pursuant to Article XIII, Section 1 of the Declaration, Declarant has the right to add additional property to be subject to the Declaration by the recording of this Supplemental Declaration in said Register's Office;

**WHEREAS**, Declarant desires to record this Supplemental Declaration for the purpose of including the Added Lots within the term "Property", as such term is defined in the

Declaration, subjecting the Added Lots to the Declaration and designating certain of the Added Lots as "Common Maintenance Lots".

**NOW, THEREFORE**, in consideration of the recitals hereinabove set forth, which are incorporated herein by reference, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Declarant states as follows:

1. The ninety (90) lots, inclusive of the five (5) lots designated as "Open Space" Lots, i.e. "Common Area", reflected in Plat Book P75, Pages 67A and 67B, Plat Book P75, Pages 112A and 112B, Plat Book P75, Pages 113A, 113B and 113C, and Plat Book P75, Pages 114A and 114B, and the one (1) lot designated "Open Space Lot For Amenity" reflected in Plat Book P75, Pages 67A and 67B, said Register's Office, are included within the term "Property", as such term is defined in the Declaration, and are subjected to the Declaration; and
2. Of the ninety (90) Added Lots, **Lots 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241 and 527**, as set forth in Plat Book P75, Pages 112A and 112B, said Register's Office, **Lots 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223 and 529**, as set forth in Plat Book P75, Pages 113A, 113B and 113C, said Register's Office, **Lots 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 530, 531 and 532**, as set forth in Plat Book P75, Pages 114A and 114B, said Register's Office, and **Lot 528**, as set forth in Plat Book P75, Pages 67A and 67B, said Register's Office, are designated as "Common Maintenance Lots", as said term is defined in the Declaration.

This Supplemental Declaration shall run with the land and be binding upon, and inure to the benefit of every Owner of the Lots described in the hereinabove referenced recorded Plat(s).

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

**(SIGNATURES AND ACKNOWLEDGMENTS APPEARS ON THE FOLLOWING PAGES)**

**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be executed on the day and date first above written.

**DECLARANT:**

SIMMONS RIDGE JOINT VENTURE, a  
Tennessee partnership

By: Coastal Development Corporation, a Tennessee  
corporation,

By: *D. S. Hale*, Pres-  
Douglas S. Hale, President

By: Simmons Ridge Partners, LLC, a Tennessee  
limited liability company,

By: *John Y. Franks*, m.m.  
John Y. Franks, Managing Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me *Kathleen Hale McClellan* of the state and county aforesaid, personally appeared **Douglas S. Hale**, 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 Coastal Development Corporation, a joint venturer in Simmons Ridge Joint Venture, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

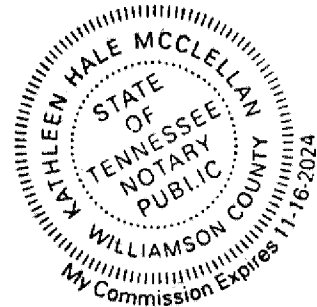
WITNESS my hand, at office, this 9 day of April, 2021.

*Kathleen Hale McClellan*  
NOTARY PUBLIC

My Commission Expires:

*11/16/2024*

STATE OF TENNESSEE)



STATE OF TENNESSEE  
COUNTY OF WILLIAMSON)

Personally appeared before me Kathleen Hale McClellan, of the state and county aforesaid, personally appeared **John Y. Franks**, 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 Managing Member of Simmons Ridge Partners, LLC, a joint venturer in Simmons Ridge Joint Venture, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Managing Member.

WITNESS my hand, at office, this 9 day of April, 2021.

Kathleen Hale McClellan  
NOTARY PUBLIC

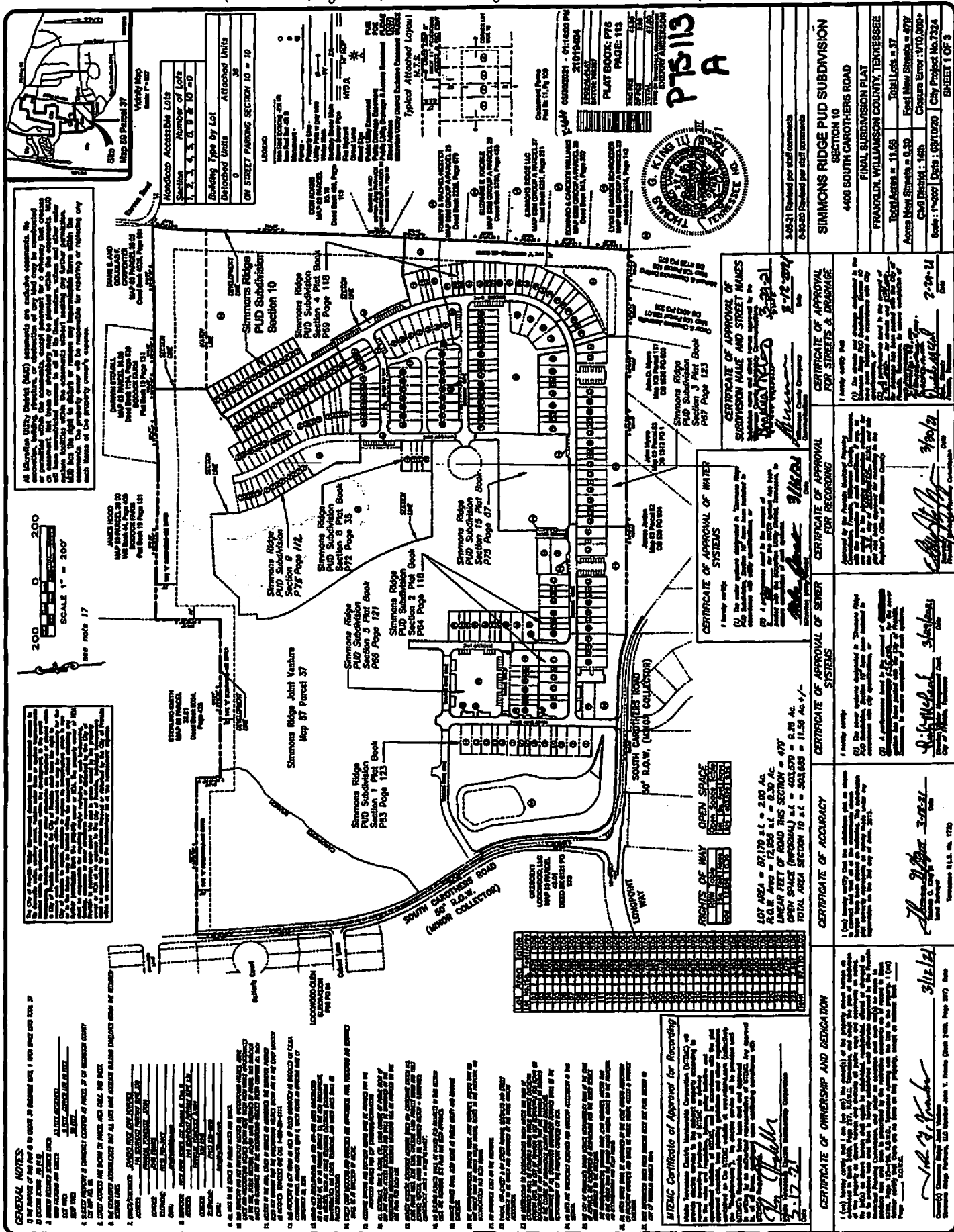
My Commission Expires:

11/16/2024



[illegible]

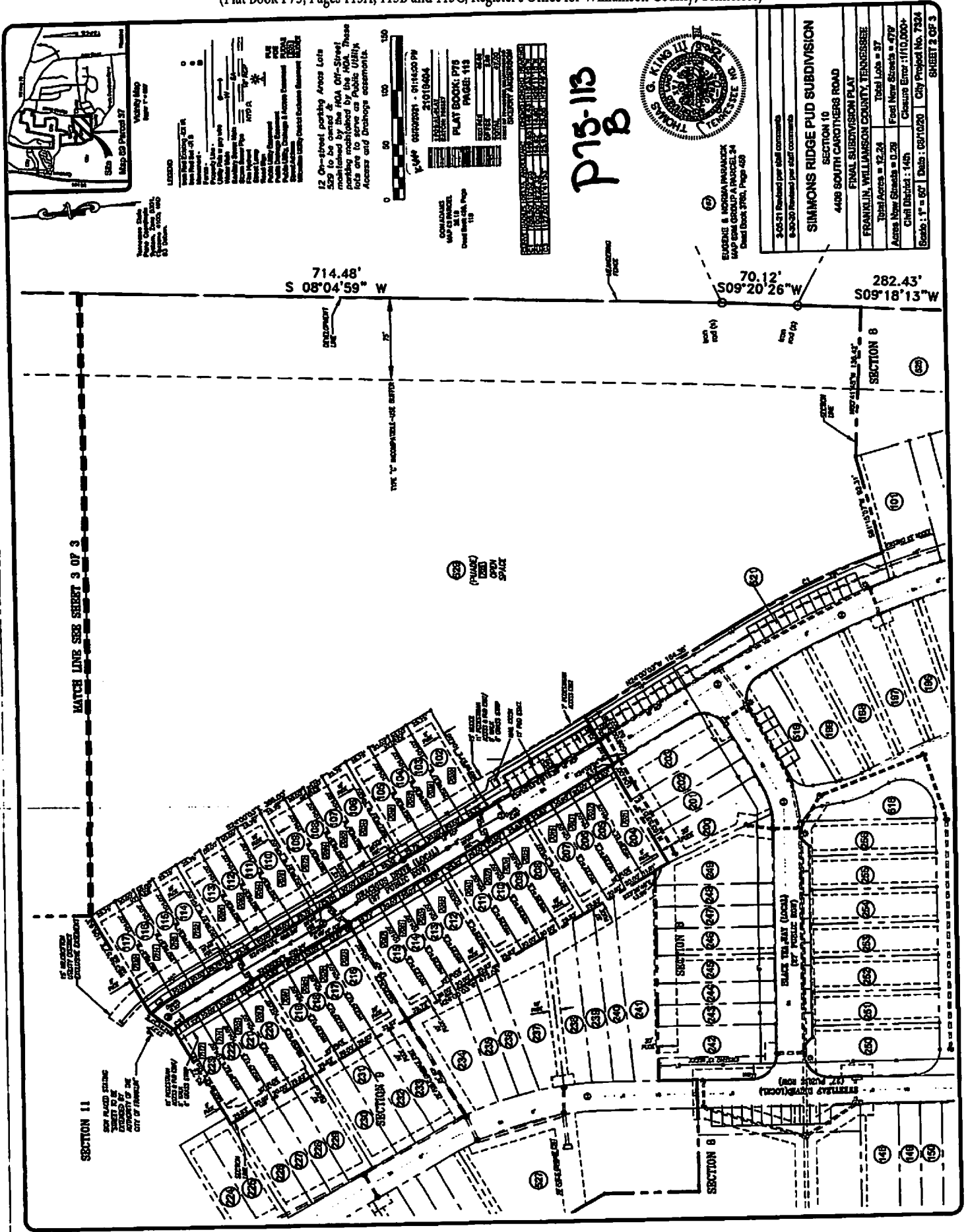
CHARGE



COLLECTIVE EXHIBIT A

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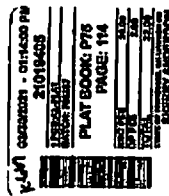
(Plat Book P75, Pages 113A, 113B and 113C, Register's Office for Williamson County, Tennessee)











345-31	Revised per staff contracts
0-31-30	Revised per staff contracts
<p><b>SIMMONS RIDGE PUD SUBDIVISION</b></p> <p><b>SECTION 11</b></p> <p><b>4408 SOUTH CAROTKER8 ROAD</b></p> <p><b>FINAL SUBDIVISION PLAT</b></p> <p><b>FRANKLIN, WILLIAMSON COUNTY, TENNESSEE</b></p>	
Total Acres = 4.89	Total Lots = 22
Acres New Sectors = 0.32	Feet New Sectors = 8307
Chf. Divided : 14th	Closure Error : 1710.000+
Sects : 1 = 50	City Project No. 7325
Date : 08/10/20	SHEET 2 OF 2

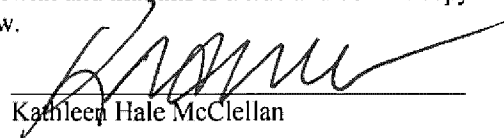




REVISION 11-18-2020 REVISED PER STAFF COMMENTS	
SIMMONS RIDGE PUD SUBDIVISION	
SECTION 16	
4403 SOUTH CARBONERS ROAD	
FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	Total Lots = 1
Total Acres = 2.69	Feed New Streets = 0
Acres New Streets = 0	Clearance Error 1/10,000+
Chil District = 14th	
Bounds : 1" = 60'	City Project No. 7431
	SHEET 2 OF 2

**CERTIFICATE OF AUTHENTICITY**

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

  
Kathleen Hale McClellan

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

  
Amy T. Nelson

My Commission Expires: 10/29/2023

