

Restrictive covenant language additions regarding individuals convicted of a “sexual offense,” or “violent sexual offense” as defined by TCA.

“In order to provide for community safety, to provide protection for children and families, and to provide for the stability of home values in this subdivision community, an additional covenant running with the land and enforceable against all present owners of said lots, and their successors in interest, grantees, and assigns both at law and in equity, is that no subdivision lot or dwelling thereon shall be conveyed to, leased to, or occupied by a person convicted of a “sexual offense,” or “violent sexual offense” as those terms are defined in Tennessee Code Annotated, Sections 40-39-202(17) and 40-39-202(25), or who is an “offender” as defined in Tennessee Code Annotated Section 40-39-202(9) or who is subject to the registration provisions and restrictions of the Tennessee Sexual Offender and Violent Sexual Offender Registration, Verification, and Tracking Act of 2004, codified at Tennessee Code Annotated, Section 40-39-201 et seq.”