

This Instrument prepared by:



HUNTLY GORDON, PLLC
Post Office Box 461
Thompson's Station, TN 37179

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1175358 Instrument #: 2441312
Rec'd: 25.00 Recorded
State: 0.00 5/12/2022 at 8:01 AM
Clerk: 0.00 in Record Book
Other: 2.00 2241
Total: 27.00
Pages 3992-3996

THIS ADDITION OF REAL ESTATE TO THE DEED OF RESTRICTIONS AND DEDICATION AND HOMEOWNERS ASSOCIATION BY-LAWS for BRADY ESTATES HOMEOWNERS ASSOCIATION of record in Record Book 1889 Pages 2859-2878 Register's Office of Rutherford County, Tennessee ("RORC") is executed as of the 11 day of ^{May}~~April~~ 2022 at Murfreesboro, in the County of Rutherford, State of Tennessee by **IMER DEVELOPMENT, LLC** a Tennessee limited liability company, hereinafter referred to as Developer.

WITNESSETH

The Developer has heretofore acquired certain real estate situated in the Eighteenth (18th) Civil District of Rutherford County, Tennessee which collectively shall be designated as **BRADY ESTATES SUBDIVISION, SECTION 2, PHASE 1**, as depicted on a plat of record in Plat Cabinet 47, Page 209 RORC.

Whereas, the DEED OF RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS for BRADY ESTATES HOMEOWNERS ASSOCIATION of record in Record Book 1889 Pages 2859-2878 RORC provides for Additions to the Subdivision in Section 1; and

Whereas, the Developer, Imer Development, LLC, owns certain real property in Rutherford County, Tennessee depicted on a plat of record in Plat Cabinet 47, Page 209 RORC as the final plat of BRADY ESTATES SUBDIVISION, SECTION 2, PHASE 1; and

Whereas, the Developer, Imer Development, LLC, exercises its discretion to subject additional real estate to the terms of the Restrictions and By-Laws for BRADY ESTATES HOMEOWNERS ASSOCIATION; and

Whereas, such additional real estate shall be deemed to be included within the subdivision governed by **BRADY ESTATES HOMEOWNERS ASSOCIATION, INC.**; and

WHEREAS, the Developer desires to place suitable restrictions and covenants on all of

said Lots depicted on the plat of record in Plat Cabinet 47, Page 209 RORC referenced as **BRADY ESTATES SUBDIVISION, SECTION 2, PHASE 1**, and does hereby place **BRADY ESTATES SUBDIVISION, SECTION 2, PHASE 1** under the reservations, restrictions, conditions and limitations of record in Record Book 1889 Pages 2859-2878 RORC as the DEED OF RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS for BRADY ESTATES HOMEOWNERS ASSOCIATION; which restrictions are designed for the protection of the Developer of said real estate and the protection of those who may hereafter acquire title to any or all of the lots in said subdivision:

NOW, THEREFORE, in consideration of the premises and the mutual benefits passing to and from the undersigned and those who may purchase the said tracts or parcels in the future, the restrictive covenants hereby encumber and are agreed upon and shall be covenants running with the land and shall be binding upon the undersigned and all subsequent owners thereof in any capacity whatsoever as provided in Paragraph 24 of Section I of the DEED OF RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS for BRADY ESTATES HOMEOWNERS ASSOCIATION of record in Record Book 1889 Pages 2859-2878 RORC.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the DEVELOPER has executed THIS ADDITION of REAL ESTATE to the DEED OF RESTRICTIONS AND DEDICATION and HOMEOWNERS ASSOCIATION BY-LAWS for BRADY ESTATES HOMEOWNERS ASSOCIATION of record in Record Book 1889 Pages 2859-2878 RORC as of the date written first herein.

DEVELOPER

IMER DEVELOPMENT, LLC

By: 

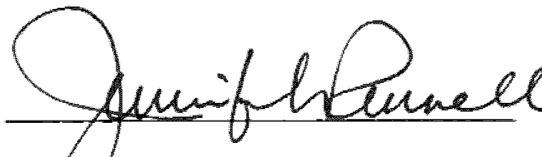
STUART BEATTIE; PRESIDENT

STATE OF TENNESSEE

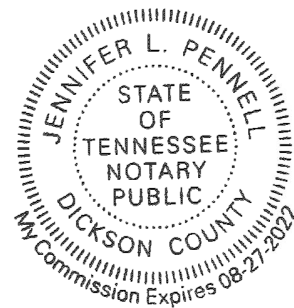
COUNTY OF WILLIAMSON

On this the 11 day of ^{May}~~April~~ 2022, before me appeared Stuart Beattie, to me personally known (or proved to me on basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did prove that he is the Managing Member of Imer Development, LLC, and that said instrument was signed on behalf of Imer Development, LLC, and said Stuart Beattie acknowledged said instrument to be the free act and deed of said Imer Development, LLC.

WITNESS my hand and seal this the day and year above written


Notary Public

My Commission Expires _____



IN WITNESS WHEREOF, BRADY ESTATES HOMEOWNERS ASSOCIATION, INC. joins in THIS ADDITION of REAL ESTATE to the DEED OF RESTRICTIONS AND DEDICATION to the HOMEOWNERS ASSOCIATION BY-LAWS for BRADY ESTATES HOMEOWNERS ASSOCIATION of record in Record Book 1889 Pages 2859-2878 RORC and accepts the property and the Lots depicted on the plat of record in Plat Cabinet 47, Page 209 RORC referenced as **BRADY ESTATES SUBDIVISION, SECTION 2, PHASE 1**, and agrees it is hereafter bound by the Homeowners Association Bylaws.

BRADY ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 

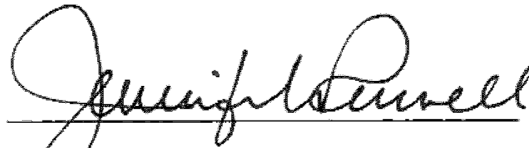
STUART BEATTIE, PRESIDENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

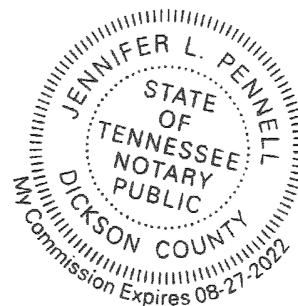
On this the 11 day of ^{May}~~April~~ 2022, before me appeared Stuart Beattie, to me personally known (or proved to me on basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did prove that he is the President of BRADY ESTATES HOMEOWNERS ASSOCIATION, INC., and that said instrument was signed on behalf of BRADY ESTATES HOMEOWNERS ASSOCIATION, INC. and said Stuart Beattie acknowledged said instrument to be the free act and deed of said BRADY ESTATES HOMEOWNERS ASSOCIATION, INC.

WITNESS my hand and seal this the day and year above written



Notary Public

My Commission Expires _____



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11, 22 (date of document).

Jennifer L. Pennell
Jennifer L. Pennell

May 11, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of May, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

