Karen Johnson Davidson County
Batch# 1216046 DEEDQC
12/13/2024 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241213-0096999

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 13 day of December, 2024.

NOTARY PUBLIC
Commission Expires: 8/10/25

ADDRESS OF NEW OWNER:
Samantha Jo Condit
502 Southgate Ave #5
Nashville, TN 37203

SEND TAX BILLS TO:
Owner

Map/Parcel 105-11-00-005.00-CO

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Asher Benjamin Condit ("Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Samantha Jo Condit**, her heirs, successors and assigns. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

Land in Davidson County, Tennessee being Unit No. 5, Southgate Townhomes as shown in the Declaration of Covenants Conditions and Restrictions for 502 Southgate Townhomes of record in Instrument No. 20131218-0127998 Register's Office for Williamson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Smantha Joe Condit and Asher Benjamin Condit by deed from Natasha Eldridge of record in Instrument No. 20210824-0114370 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 13 day of December, 2024.

Asher Benjamin Condit

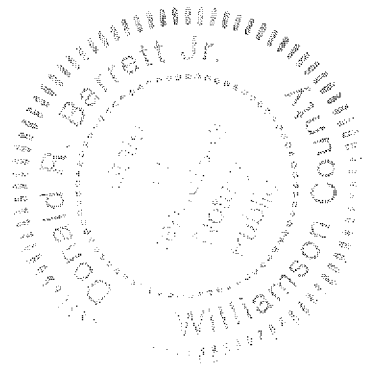
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Asher Benjamin Condit, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 13 day of Dec, 2024.

Notary Public

My Commission Expires: 8/10/25



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 13th day of December, 2024.

K. Thomas Sidwell
Date: 12-13-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 13th day of December, 2024.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY