Karen Johnson Davidson County
Batch # 1229568 AFFIDAVIT
01/23/2025 11 06 04 AM 2 pgs
Fees $12 00 Taxes $0 00
20250123-0005297

*This Instrument Prepared By:*
*Sidwell & Barrett, P.C.*
*121 First Avenue South, Ste. 200*
*Franklin, TN 37064*

**SCRIVENER'S AFFIDAVIT**
**For**
**Quitclaim Deed**
**From**
**Asher Benjamin Condit**
**To**
**Samantha Jo Condit**
**Of Record in**
**Instrument No. 20241213-0096999**
**Register's Office for Davidson County, Tennessee**

The undersigned representative of Sidwell & Barrett, P.C. preparer of the above referenced Quitclaim Deed from Asher Benjamin Condit to Smantha Jo Condit of record in Instrument No. 20241213-0096999 Register's Office for Davidson County, Tennessee hereby certifies that by inadvertent or mistake, a clerical error was made in the preparation of the Instrument.

In the preparation of the Quitclaim Deed, the legal description is stated as follows:

Land in Davidson County, Tennessee being Unit No. 5 Southgate Townhomes, as shown in the Declaration of Covenants, Condition and Restrictions for 502 Southgate Townhomes of record at 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.

The correct legal description should have stated as follows:

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

This affidavit is being recorded to correct the error.

Witness my hand this 21 day of January, 2025.

Sidwell & Barrett, P.C.

By: Donald R. Barrett, Jr.
Its: Authorized Agent

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr. with whom I am personally acquainted, (or who proved himself on the basis of satisfactory evidence) and who further proved himself to be the authorized agent of Sidwell & Barrett, P.C., the bargainor and who, being authorized to do so, acknowledged he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 21 day of January, 2025.

Kimberly D Hicks
Notary Public

My Commission Expires: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY