THIS DOCUMENT PREPARED BY AND TO BE RETURNED TO:

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 1262928 AFFIDAVIT
04/22/2025 09:15:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250422-0030520

SCRIVENER'S AFFIDAVIT OF CORRECTION

Your affiant, Alice M. Bohannon, a member of the Nashville Bar, being duly sworn, hereby swears or affirms that a certain deed prepared by the affiant and recorded in the Register's Office for Davidson County, Tennessee, contained an error that needs to be corrected, to wit:

1. The Deed in need of correction is described below, and a copy of the Deed is attached hereto.

> Quitclaim Deed recorded on August 9, 2023, from Michael Epelbaum and wife, Marcia I. Epelbaum, as Grantors to Michael Epelbaum and/or Marcia I. Epelbaum, Trustees of the Michael & Marcia Epelbaum Living Trust dated August 3, 2023, as Grantees, of record as Instrument No. 20230809-0061631, Register's Office for Davidson County, Tennessee.

2. The deed contains one typographical error which needs correction. The deed did not indicate the proper address of new owners. The address for the new owner should be corrected to read as follows:

> *Michael Epelbaum and/or Marcia I. Epelbaum, Trustees*
> *2503 Ashwood Avenue*
> *Nashville, Tennessee 37212*

The tax bills should continue to be sent to the above address.

3. Further, affiant saith not.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice M. Bohannon, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of April, 2025.

My Commission Expires: _____

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Notary Public

Karen Johnson Davidson County
Batch# 1036246 DEEDQC
08/09/2023 09:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230809-0061631

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Michael Epelbaum, Trustee, Affiant Subscribed and sworn to before me, this 3rd day of August, 2023. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Michael Epelbaum and/or Marcia I. Epelbaum, Trustees 209 Silo Court 2503 Nashville, TN 37221	2503 Ashwood Ave. Nashville, TN 37212	104-15-071 156 02 0 147.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Epelbaum and wife, Marcia I. Epelbaum**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael Epelbaum and/or Marcia I. Epelbaum, Trustees of the Michael & Marcia Epelbaum Living Trust, established by the Revocable Trust Agreement of Michael Epelbaum and Marcia I. Epelbaum dated August 3, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 3rd day of August, 2023.

Michael Epelbaum

Marcia I. Epelbaum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Epelbaum and Marcia I. Epelbaum, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of August, 2023.

ALICIA M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2025

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Map/Parcel No. 104-15-071

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1-A on the plan of zone lot division of lot no. 1 of the re-subdivision of lots no. 55 and 56 of the map of Sunset Park, of record in Book 6050, page 236, Register's Office for said county.

Said Lot No. 1-A fronts 31.57 feet on the southerly margin of Ashwood Avenue and extends back 160.50 feet on the easterly line and 160.51 feet on the westerly line to a dead line in the rear, measuring 31.29 feet thereon.

Being the same property conveyed to Marcia I. Epelbaum and spouse, Michael Epelbaum, by deed from S. Scott Tapper and spouse, Marci A. Tapper of record in Book 9087, Page 866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property known as 2503 Ashwood Avenue, Nashville, TN 37212.

Map/Parcel 156 02 0 147.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 655 on the plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 655 fronts 38/3 feet on the Southwesterly margin of Silo Court and extends back 134.8 feet on the Northwesterly line and 200.00 feet on the Southeasterly line to a broken line in the rear, measuring 184.5 feet thereon.

Being the same property conveyed to Marcia I. Epelbaum and Michael Epelbaum, wife and husband, by deed from Everette R. bullard and Rebecca O. Bullard, husband and wife, of record in Instrument No. 20221020-0114447, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Silo Court, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 8/3/23.

8/3/23
Date

Alice M. Bohannon
Alice M. Bohannon

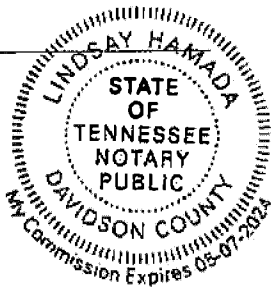
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of August, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)



CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 4/21/25.

4/21/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of April, 2025.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

