Karen Johnson
Batch # 1307250
08/11/2025 11:26:00 AM
Fees: $47.00 Taxes: $0.00
Davidson County
DEEDQC
9 pgs
20250811-0063546

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP&PARCEL Nos.
John Dayton Wheeler, Jr. 2210 Hurdwood Drive Nashville TN 37211	John Dayton Wheeler, Jr. 1908 Myleen Place Old Hickory, TN 37138	Map 118-4 Parcel 102

This Instrument Prepared By:
Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

MARY ELLEN SHEPHARD died testate on January 5, 2025. On February 4, 2025, the Probate Court for Davidson County, Tennessee admitted the Last Will and Testament of Mary Ellen Shephard to Probate at Docket Number 25P209. See attached Exhibit A.

The Executor of the Last Will and Testament, John Dayton Wheeler, Jr., by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. The Executor quitclaims to Steven Tyler Wheeler, all right, title and interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 36 of Hurdwood Heights, Section 2, as of record in Book 2330, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 65 feet on the easterly side of Hurdwood Drive and runs back 167 feet on the northerly line and 168.7 feet on the southerly line, the same being a broken line, to a dead line measuring 51.3 feet thereon.

BEING the same property conveyed to Bill C, Brown and wife, Nancy R. Brown, by deed of record in Book 2454, page 397, in the Register's Office of Davidson County, Tennessee. The said Bill C Brown, a/k/a Bill Cecil Brown, having since died an unmarried widower predeceased by his wife, Nancy R. Brown and by his Last Will and Testament of record in Probate Court for Davidson County Tennessee, Docket No. 95390 devised the herein described property to his daughter, Vivian Ruth Brown (Agee) now known as Vivian Ruth Brown Agee Russell, a one-half interest, and to his grandson, Melvin John Agee, born August 23, 1975, a one-fourth interest, and to his granddaughter, Shannon E. Agee, born

December 26, 1978, a one-fourth interest. She also Quitclaim deed of record in Book 8241, page 802, in said Register's Office. The disability of minor Shannon Elizabeth Agee was removed for the limited purpose of allowing the sale of this property by the Chancery Court of Rutherford County Tennessee set order being recorded simultaneously here with.

Being the same property conveyed to James M. Shephard and wife, Mary Ellen Shephard, by Deed from Vivian Ruth Brown Agee Russell, Melvin John Agee, Shannon Elizabeth Agee, and Vivian Ruth Russell, Trustee for Shannon Elizabeth Agee, a minor of record at Book 10035, page 674, Register's Office of Davidson County, Tennessee.

James M. Shepard died in 2021, leaving fee simple ownership with Mary Ellen Shephard as the surviving tenant by the entireties.

This is improved property known as 2210 Hurdwood Drive, Nashville, Tennessee 37211.

Expressly reserved in this conveyance is the right of exclusive occupancy of the real property for James M. Shephard, Jr. Hood during his lifetime.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

WITNESS my hand this 15th day of July, 2025.

J. Dayton Wheeler Jr

JOHN DAYTON WHEELER, JR., EXECUTOR
LAST WILL AND TESTAMENT
OF MARY ELLEN SHEPHARD

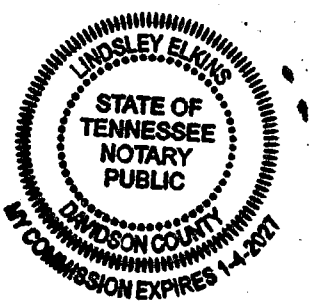
STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, Lindsley Elkins, a Notary Public in and for said County and State, the within named JOHN DAYTON WHEELER, JR., EXECUTOR, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of July, 2025.

Lindsley Elkins

NOTARY PUBLIC
My Commission Expires: 1/4/2027



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STATE OF Tennessee]
COUNTY OF Davidson]

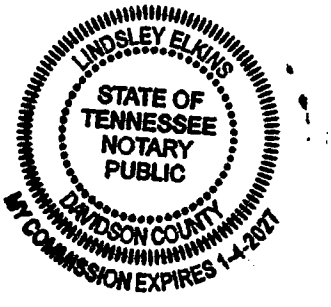
The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 15th day of July, 2025.

JOHN DAYTON WHEELER, JR., EXECUTOR

Lindsley Elkins
NOTARY PUBLIC

My Commission Expires: 1/4/2027



STATE OF TENNESSEE

****

IN RE: ***MARY ELLEN SHEPHARD***

Docket No: ***25P209***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the document heretofore entered in the above styled case on February 5, 2025 in the Seventh Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on August 1, 2025.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____

Deputy Clerk

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25P209

FILED
FEB - 4 2025
JOSEPH P. DAY, Clerk
By _____ Deputy

Last Will and Testament of
Mary E. Shephard

I, Mary E. SHEPHARD, a resident of Davidson County, Tennessee, being of sound mind and disposing memory do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

Item I. Marriage and Children

1.1. The term "Husband" as used in this Will shall refer to JAMES M. SHEPHARD.

1.2. I have two living children, MARY KATHLEEN WHEELER and JAMES M. SHEPHARD JR.

Item II. Appointment of Executor

2.1. I nominate and appoint my grandson, John Dayton Wheeler Jr. as Executor of this my Last Will and Testament. In the event that John Dayton Wheeler Jr. is unable, or fails to serve, I then nominate and appoint my daughter to serve as Alternate Executor. Whenever the term Executor is used herein, it shall be deemed to apply to the party or parties acting, and any reference to gender of parties in one gender shall be deemed to mean the proper gender. I direct that no bond shall be required of my Executor.

Item III. Powers of Executor

3.1. In addition to the power created in this my Last Will and Testament and by general law, the Executor shall have all the powers enumerated in Section 35-50-110, Tennessee Code Annotated and paragraphs related that follow to the extent not inconsistent with the terms of this Will.

3.2. The Executor and shall have the power to hire persons, including accountants, attorneys, auditors, investment advisors, or other agents, even if they are associated or affiliated with my Executor, to advise or assist my Executor in the performance of administrative duties.

Item IV. Waiver of Filings

4.1. I hereby waive the requirement that my Executor file an inventory or accounting of my estate with the court having probate jurisdiction over my estate. This waiver shall include, but not be limited to, the inventory as required by Tennessee Code Annotated Section 30-2-301, and the accounting as required by Tennessee Code Annotated Section 30-2-601, or any amendments or successors to such sections.

Item V. Expenses Debts and Taxes.

5.1. I hereby authorize my executor to pay any lawful debts, unpaid funeral expenses

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and expenses incurred with the administration of my estate from the general funds of my estate. The Executor is authorized to sell any possession not specifically referred to in this Will to pay such expenses listed above. The Executor shall be able to sell such possession without prior approval of the court.

Item VI. Real Property.

6.1. I direct pursuant to Tennessee Code Annotated Section 31-2-103 that any interests in real property which I may own at my death be administered as part of my estate subject to the control of my personal representative, who shall have full power to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the discretion of my personal representative, without the approval or joinder of any beneficiary and without the necessity of any person or entity looking to the application of any proceeds that may or might result from any acts of my personal representative in the premises; provided, however, that the provisions of this Article shall not have the effect of revoking or varying any written agreement entered into during my lifetime as to the ownership, use, descent or rights in or to, any real property.

6.2. I hereby authorize my Executor to dispose of all real and/ or personal property in accordance with this instrument without prior approval of any court.

Item VII. Specific Bequests

7.1. I hereby give, devise, and bequeath to my Husband, James M. Shephard, the real and personal property, and improvements, located at 517 Fairlane Dr, Nashville Tennessee. If my Husband has predeceased me, then I hereby give, devise, and bequeath the specific bequests of this 7.1 to Mary Kathleen Wheeler.

7.2. I hereby give, devise, and bequeath to my Husband, James M. Shephard, the real and personal property, and improvements located at 521 Fairlane Dr, Nashville Tennessee. If my Husband has predeceased me, then I hereby give, devise, and bequeath to Mary Kathleen Wheeler the specific bequests of this 7.2.

7.3. I hereby give, devise, and bequeath to my Husband, James M. Shephard, the real and personal property, and improvements located at 531 Fairlane Dr, Nashville Tennessee. If my Husband has predeceased me, then I hereby give, devise, and bequeath to Steven Tyler Wheeler the specific bequests of this 7.3.

7.4. I hereby give, devise, and bequeath to my Husband, James M. Shephard, the real and personal property, and improvements located at 2205 Hurdwood Dr, Nashville Tennessee. If my Husband has predeceased me, then I hereby give, devise, and bequeath to John Dayton Wheeler Jr. the specific bequests of this 7.4.

7.5. I hereby give, devise, and bequeath to my Husband, James M. Shephard, the real and personal property, and improvements located at 2210 Hurdwood Dr, Nashville Tennessee. If my Husband has predeceased me, then I hereby give, devise, and bequeath to James M. Shephard

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Jr. FOR LIFE the specific bequests of this 7.5 and then to John Dayton Wheeler Jr in fee simple. John Dayton Wheeler Jr. shall be responsible for the all taxes and homeowner's insurance on 2210 Hurdwood Dr for so long as the life estate exists. James M. Shephard Jr. shall be responsible for the maintenance, repair and upkeep for so long as the Life Estate exists.

7.6. I hereby give, devise, and bequeath to my Husband, James M. Shephard, the real property located at 526 Fairlane Dr, Nashville Tennessee. If my Husband has predeceased me, then I hereby give, devise, and bequeath to John Dayton Wheeler Jr. the specific bequests of this 7.6.

7.7. Automobiles. I hereby give, devise, and bequeath to my Husband, James M. Shephard, my interest in all vehicles titled in my name. If my Husband has predeceased me, then I hereby give, devise, and bequeath to John Dayton Wheeler Jr. said vehicles.

7.8. Guns. I hereby give, devise, and bequeath to my Husband, James M. Shephard, any pistols, shotguns and or rifles (the "**firearms**"). If my Husband has predeceased me, then I hereby give, devise, and bequeath the firearms to John Dayton Wheeler Jr.

7.9. Jewerly. I hereby give, devise, and bequeath to my Husband, James M. Shephard, my watches, rings, bracelets, and/or necklaces (the jewelry). If my Husband has predeceased me, then I hereby give, devise, and bequeath the jewerly to John Dayton Wheeler Jr.

Item VIII. Residuary Clause

8.1. If my Husband shall survive me, then I hereby give, devise and bequeath to my Husband all the rest, residue and remainder of my property, real, personal, and mixed, tangible and intangible, of whatever kind and character, and wheresoever located, including the proceeds of any insurance policies payable to my estate or my Executor (in this Will referred to as "**Residuary Estate**"). If my Husband has predeceased me, then I hereby give, devise and bequeath my Residuary Estate to John Dayton Wheeler, Jr.

Item IX. Simultaneous Death

9.1. In the event my Husband and I shall die simultaneously, or under circumstances which make it difficult to determine which of us died first, I direct that my Husband shall be deemed to have predeceased me for the purposes of this instrument, and I direct further that the provisions of this instrument shall be construed upon that assumption, irrespective of any provision of law establishing a contrary presumption or requiring survivorship for a fixed period as a condition of taking property by inheritance.

Item X. In Terrorem Clause

Any person who is to receive under the terms of this Will, or any person who is excluded under the terms of this Will, who contests this Will shall forfeit their interest in this Will.

 Signed Mrs. Mary E. Shephard

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IN WITNESS WHEREOF, I have hereunto set my hand on this 16 day of March, 2016, to this my Last Will and Testament and have signed the foregoing _____ (3) pages at the bottom thereof for the purpose of identification.

Mrs. Mary E. Shephard
Mary E. SHEPHARD

Signed, signified and declared by the said Mary E. SHEPHARD, being of sound mind and disposing memory, as and for his Last Will and Testament, in the presence and sight of us, present at the same time, who at his request, in his presence and sight, and in the presence and sight of each other, have subscribed our names as attesting witnesses on the day and year last written above.

WITNESSES:

_____ ADDRESS: 1335 Barkleigh LN Franklin, TN 37064

_____ ADDRESS: 728 Glenn Ct, Nashville, TN 37217

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SELF-PROVING AFFIDAVIT

State of Tennessee
County of Davidson

We, Mary E. Shephard, Gregory V Howell, and John Roland, the testator and the witnesses respectively, whose names are signed to the attached instrument in those capacities, personally appearing before the undersigned authority and first being duly sworn, do hereby declare to the undersigned authority under penalty of perjury that the testator declared, signed, and executed the instrument as his/her last will; he/she signed it willingly or willingly directed another to sign for him/her; he/she executed it as his/her free and voluntary act for the purposes therein expressed; and each of the witnesses, at the request of the testator, in his or her hearing and presence, and in the presence of each other, signed the will as witness and that to the best of his or her knowledge the testator was at that time eighteen (18) years of age or older, of sound mind and under no constraint or undue influence.

Mrs. Mary E. Shephard [Signature of Testator]
Mary E. Shephard [Printed or typed name of Testator]
526 Fairlane Dr. [Address of Testator, Line 1]
Nashville, TN 37211 [Address of Testator, Line 2]

Gregory V Howell [Signature of Witness #1]
Gregory V Howell [Printed or typed name of Witness #1]
1335 Barkleigh LN [Address of Witness #1, Line 1]
Franklin TN 37064 [Address of Witness #1, Line 2]

John E. Roland [Signature of Witness #2]
John Roland [Printed or typed name of Witness #2]
728 Glenn Ct. [Address of Witness #2, Line 1]
Nashville TN 37217 [Address of Witness #2, Line 2]

Subscribed, sworn, and acknowledged before me,
Mary M Goodwin, a notary public, by
Mrs. Mary E. Shephard, the testator, and by
, Gregory V Howell, and
John Roland, the witnesses, this
16 day of March, 2016.

[NOTARIAL SEAL]

Mary M Goodwin
Notary Public's Signature

My Commission Expires: March 6, 2018

MARY M. GOODWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2018