QUITCLAIM DEED OF CORRECTION

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
John Dayton Wheeler, Jr. 2205 Hurdwood Drive Nashville TN 37211	John Dayton Wheeler, Jr. 1908 Myleen Place Old Hickory, TN 37138	118-4-90

This Instrument Prepared By:

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

Karen Johnson Davidson County
Batch # 1329862 DEEDQC
10/03/2025 09 29 33 AM 2 pgs
Fees $12 00 Taxes $0 00
20251003-0078909

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Steven Tyler Wheeler**, hereinafter called the **Grantor** by these presents do hereby quitclaim and convey unto **John Dayton Wheeler, Jr., in fee simple absolute**, hereinafter called the **Grantee**, his heirs, successors, and assigns, all right, title, and interest in and to the real property, together with all improvements thereon, located in Davidson County, Tennessee.

Being Lot No. 7 of Hurdwood Heights, Section 2, as of record in Book 2330, Page 38, Register's Office for said County. Said Lot No. 7 fronts 80 feet on the westerly side of Hurdwood Drive and runs back 107.1 feet on the northerly line and 179.7 feet on the southerly line to a dead line, measuring 94.2 feet thereon.

Being the same property conveyed to Hobert H. Mann and wife, Mary Frances Mann by deed of record in Book 3574, Page 393, Register's Office for Davidson County, Tennessee. Hobert H. Mann having since died.

Being the same property conveyed to James M. Shephard and wife, Mary Ellen Shephard, by Deed from Mary Frances Mann, of record at Instrument Number 20040903-0106793, 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.

Being the same property inadvertently conveyed to Steven Tyler Wheeler in a scrivener's error contained at Instrument Number 20250811-0063545. The purpose of this Deed is to cure this scrivener's error and to ensure the proper conveyance of title pursuant to the Last

Will and Testament of Mary Ellen Shephard, which was admitted to probate on February 4, 2025 in the Probate Court for Davidson County, Tennessee.

This is improved property known as 2205 Hurdwood Drive, Nashville, Tennessee 37211.

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 3rd day of September, 2025.

Tyler Wheeler

Steven Tyler Wheeler

RENAE TURLEY NOTARY Comm. Exp GEORGIA Mar. 6. 2026 PUBLIC DEKALB COUNTY, GA

STATE OF Georgia]
COUNTY OF Fulton]

Personally appeared before me, Renae Turley, a Notary Public in and for said County and State, the within named **Steven Tyler Wheeler (Grantor)**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September 2025.

Renae Turley

NOTARY PUBLIC
My Commission Expires: 03/06/2026

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STATE OF TN]
COUNTY OF DAVIDSON]

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

Subscribed and sworn to before me this 23RD day of Sept., 2025.

J. Taft Wheeler

Affiant

Deborah J Savage

NOTARY PUBLIC

My Commission Expires: 5/8/2028

DEBORAH SAVAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028