Karen Johnson Davidson County
Batch # 1329862 DEEDQC
10/03/2025 09 29 33 AM 3 pgs
Fees $17 00 Taxes $0 00
20251003-0078910

QUITCLAIM DEED OF CORRECTION

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

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. 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.

Being the same property inadvertently conveyed to Steven Tyler Wheeler in a scrivener's error contained at Instrument Number 20250811-0063546. 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 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 3rd day of September, 2025.

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

Tyler Wheeler

Steven Tyler Wheeler

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

Affiant

NOTARY PUBLIC

My Commission Expires. 5/8/28

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