Karen Johnson
Batch # 1329862
10/03/2025 09 29 33 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251003-0078911

QUITCLAIM DEED OF CORRECTION

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
John Dayton Wheeler, Jr. 526 Fairline Drive Nashville TN 37211	John Dayton Wheeler, Jr. 1908 Myleen Place Old Hickory, TN 37138	Map 118-4 Parcel 103 BH

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. 35 on the Plan of Hurdwood Heights, Section Two, as of record in Book 2330, Page 38, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Hurdwood Drive at the common corner of Lots Nos.. 35 and 36; thence eastwardly with the line between Lots Nos. 35 and 36, 117 feet to a concrete monument, the corner of Lots Nos. 34, 35 and 36; thence southwardly with the line between Lots Nos. 34 and 35, 100 feet to a point in the northerly margin of Fairlane Drive; thence westwardly with said margin of said Drive, 92 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence northwestwardly around said curve, 39.27 feet to a point in the easterly margin of Hurdwood Drive; thence northwardly with said margin of Hurdwood Drive, 75 feet to the point of beginning.

Being the same property conveyed to Charles H. Goddard and wife, Fay Goddard, by Deed from Jack B. Lewis and wife, and William A. Poteet of record in Book 3708, page 107, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James M. Shephard and wife, Mary Ellen Shephard, by Deed from Charles H. Goddard and wife, Fay Goddard, of record at Book 4073, page 537, 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 20250811-0063547. 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 526 Fairlane 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.

Affiant

NOTARY PUBLIC

My Commission Expires 5/8/28

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