Karen Johnson Davidson County
Batch # 1445832 DEEDQC
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Fees: $17.00 Taxes: $0.00
20260714-0063345

This Instrument Prepared By:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE, PLC
4235 Hillsboro Pike
Nashville, TN 37215

CORRECTIVE DEED

WHEREAS, by a Quitclaim Deed dated June 10, 2026, and recorded June 16, 2026, as Instrument No. 20260616-0054258, in the Register's Office for Davidson County, Tennessee (the "Original Deed"), Mark Shell ("Grantor") conveyed to Chance A. Shell ("Grantee") the real property therein described; and

WHEREAS, due to mutual mistake and inadvertence in the preparation of the Original Deed, the derivation clause and portions of the legal description contained clerical errors, including the omission of reference to Grantor's deceased wife in the chain of title, all of which are corrected herein; and

WHEREAS, the derivation clause and legal description appearing in the Original Deed are hereby deleted and replaced with the following:

> Being Lot No. 59 on the Map of Goodlettsville Heights, Section 2, as of record in Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 59 fronts 115 feet on the southerly side of Moss Trail Road and runs back 350 feet on the easterly line and 348.6 feet on the westerly line to a dead line, measuring 116.41 feet thereon.
>
> Being the same property conveyed to Mark A. Shell and wife, Sheila A. Shell, by Warranty Deed from Gary S. Bradshaw and wife, Patricia C. Bradshaw, dated May 27, 1999, recorded June 2, 1999, of record in Book 11508, page 572, Register's Office for Davidson County, Tennessee.
>
> Said Shelia A. Shell having died on February 7, 2026, leaving said property vested solely in Mark A. Shell.

NOW, THEREFORE, for and in consideration of the premises, the original consideration previously paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby ratify, confirm, and correct the Original Deed. Except as expressly modified by this Corrective Deed, the Original Deed shall remain unchanged and in full force and effect.

This Corrective Deed is executed solely for the purpose of correcting the clerical errors described herein and is not intended to enlarge, diminish, or otherwise alter the

estate conveyed by the Original Deed. This Corrective Deed shall be effective as of, and shall relate back to, the date of the Original Deed.

Map & Parcel No.: Map 26, Group 9, Parcel 66

This property is known as 413 Moss Trail, Goodlettsville, TN 37072.

This deed is executed as a correction deed given and accepted in place of that Warranty Deed executed by the Grantor to the Grantee as above set forth and is made to correct the above-mentioned error and confirm the deed and it will be effective as of, and retroactive to, the date of the original Warranty Deed.

IN WITNESS WHEREOF, Grantor has executed this Corrective Deed on this 10 day of July, 2026.

Mark Shell, *Grantor*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Shell, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Chance A. Shell, *Grantee*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chance A. Shell, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY