Karen Johnson Davidson County
Batch# 1429871 AFFIDAVITH
06/09/2026 12:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260609-0052084

Prepared by: Smith.Sholar.Milliken.Matthews.PLLC.
1164 Nashville Pike
Gallatin, TN 37072

AFFIDAVIT OF HEIRSHIP
as to
The Estate of Joseph E. Snyder

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of May, 2026, before me personally appeared Tami McCartney "Affiant," who having been duly sworn, deposes and says:

That Affiant is at least eighteen (18) years of age and resides at the location set forth below.

That Affiant was personally acquainted with Joseph E. Snyder "Decedent," during Decedent's lifetime and was familiar with Decedent's family history based on the following: Friend (Family/Friend).

That Decedent died on or about July 20, 2025 (date of death) and that the Decedent's place of residence and homestead at the time of death, was as follows: 112 East Cedar Street, Goodlettsville, TN 37072 (Address).

That as of July 20, 2025 (date of death), Decedent was survived by the following person(s):

	Name	Address
Surviving Spouse	None	
Surviving Children	None	
Deceased Children	None	
Adopted Children	None	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: NONE

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

SEE ATTACHED EXHIBIT "A"

FOR INFORMATION PURPOSES ONLY: 112 East Cedar Street, Goodlettsville, TN 37072 (Address) 20260609-0052084

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Further the Affiant sayeth not.

- Affiant

Address of Affiant:
153 Lake Terrace Dr.
Hendersonville TN 37075

Jurat

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 27th day of May, 2026.

Notary Public

My Commission Expires: 4-22-29

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jamie McCarthy with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 27th date of May, 2026.

Notary Public

My Commission Expires: 4-22-29

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tax Parcel No.: 026-01-0-081

Mail Tax Bills to: Property Address

EXHIBIT "A"

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the Town of Goodlettsville on the North side of Cedar Street and bounded as follows: On the north and west by Mrs. W.B. Myers, on the south by Cedar Street, on the east by Mrs. Emma Stein.

Said lot fronts 100 feet on the northerly margin of Cedar Street and runs back between parallel lines 150 feet, and said lot adjoins and is immediately West of Lot No. 17 on the Map of the Subdivision of W. B. Myers Home Place.

Being the same property conveyed to Joseph E. Snyder by Warranty Deed from Margaret F. Holt, Charles W. Fentress, both individually and as Executor of the estate of Dorothy F. Grizzard, deceased, Quint C. Fryer, Jane E. Williams, Gayle Grizzard Allen, Thomas Grizzard, Jr., and Phyllis Gilliam Fentress, together individually comprising all the surviving heirs at law of Minnie G. Fentress, deceased, dated October 26, 2006, and recorded on November 14, 2006, of record in Instrument No. 20061114-0141096, Register's Office for Davidson County, Tennessee.

FURTHER, being the same property conveyed to Joseph E. Snyder and Johnene Joy Murphy, as Joint Tenants with the Rights of Survivorship, by QuitClaim Deed from Joseph E. Snyder, dated September 12, 2017, and recorded on September 19, 2017, of record in Instrument No. 20170919-0095825, Register's Office for Davidson County, Tennessee;

FURTHER, being the same property conveyed to Joseph E. Snyder, as sole owner, by QuitClaim Deed from Joseph E. Snyder and Johnene Joy Murphy, dated April 5, 2019, and recorded on April 2, 2019, of record in Instrument No. 20190424-0037415, Register's Office for Davidson County, Tennessee.

The said Joseph E. Snyder having since died intestate on July 20, 2025, leaving Johnene Joy Murphy as his sole Heir at Law. See also Order dated May 15, 2026, Case No. 25P1675, Davidson County Circuit Court, Probate Division, authorizing Johnene Joy Murphy as Sole Heir and Administratix of Estate for transfer of subject property.

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/27/26 (date of document).

Affiant Signature

5/27/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 27th day of May, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

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