STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1429871 DEEDWARR
06/09/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20260609-0052085

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

x Susan Pregel
Affiant

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of June, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/22/29
File No. 26-25963C

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan Shirley Gail Pregel (NAME)	New Owner (NAME)	026-01-0-081
24 Camco Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Johnene Joy Murphy, Sole Heir and Administratix of Estate of Joseph E. Snyder,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Shirley Gail Pregel, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

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. See also Affidavit of Heirship of record in Instrument No. ___202606090052084_____, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 112 East Cedar Street, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of June, 2026.

Estate of Joseph E. Snyder

By: Johnene Joy Murphy
Johnene Joy Murphy, Administratix

Johnene Joy Murphy
Johnene Joy Murphy, Sole Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Johnene Joy Murphy, Administratix of The Estate of Joseph E. Snyder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Johnene Joy Murphy is the Administratix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of June, 2026.

Notary Signature
My commission expires: 12/26/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2026, before me personally appeared Johnene Joy Murphy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2026.

Notary Signature
My commission expires: 12/26/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 6/5/26 (date of document).

Affiant Signature

6/5/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 5th day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29