This Instrument Prepared By and Return To
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Karen Johnson Davidson County
Batch# 1057392 AFFIDAVITH
10/04/2023 11 30 20 AM 2 pgs
Fees $12 00 Taxes $0 00
20231004-0078062

AFFIDAVIT OF HEIRSHIP

I, Keegan Cosens, hereinafter referred to as Affiant, being first duly sworn, make an oath as follows

1. That Affiant is at least eighteen (18) years of age and presently resides at the following address

100 Lewis Drive Apt. 2403 Goodlettsville, TN 37072

2. That Affiant knew Ahmad Khansari, hereinafter referred to as Decedent and has personal knowledge of the family, life, and death of the Decedent by reason of the following

   a. Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known Decedent for more than 9 years

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee
1310 Vultee Blvd. Nashville, TN 37217.

4. That Decedent died on July 12, 2023, and was at that time a resident of Davidson County, State of Tennessee

5. That Decedent died (testate/intestate) intestate

6. That Decedent was (married)/widowed/unmarried at the time of his/her death

7. That the following were the only children born to or adopted by Decedent during his/her lifetime Sepideh Khansari
Milad Khansari

8. That as of the date of execution of this Affidavit, the following are the heirs-at-law of the Decedent

   Name – Age – Address or resident of Shahrzad Toghraie, 68
617 Lamar Drive Nashville, TN 37205

9. The Affiant is not beneficiary, legatee or heir of Ahmad Khansari and has no financial interest in his/her **Estate.**

10. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony T.C A. Section

30-2-712 (2)

11. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity, person that incurs damages arising from any false or misleading statement contained in this Affidavit

12. Additional information, if any, either known or understood to be true by Affiant

FURTHER AFFIANT SAITH NOT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Keegan Cosens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge

WITNESS my hand and official seal this 13th day of Sept., 2023

Notary Public

My Commission expires 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025