PREPARED BY:

Title Escrow of Robertson County, Inc.

215 Highway 76

White House TN 37188

Karen Johnson Davidson County
Batch# 1221154 AFFIDAVITH
12/30/2024 09:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241230-0100866

AFFIDAVIT OF HEIRSHIP
of Gladys J. Ruby

I, Betty Ruby Moltz, herein referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 18015 Winterwood Court, Culpeper, VA 22701

2. That Affiant personally knew Gladys J. Ruby, hereinafter referred to as Decedent, for over 72 years, and has personal knowledge of the family of the Decedent.

3. That Affiant, Betty Ruby Moltz, knew that at the time of death of said Decedent, Gladys J. Ruby owned an interest in the real estate in Davidson County, Tennessee known as 2706 Wellman Drive, Nashville, TN 37214.

4. That Decedent died intestate on July 12, 2012, and was at the time a resident of Davidson County, Tennessee.

5. That Decedent was predeceased by her husband, Leonard Ambrose Ruby on July 11, 1969;

6. The decedent had two children, Michael Ruby and Mark C. Ruby either by birth or adoption.

7. Michael Ruby died intestate on September 14, 2014. He was never married and had no children either by birth or adoption, and no children that predeceased him.

8. Mark C. Ruby died intestate on December 5, 2022. He was never married and had no children either by birth or adoption, and no children that predeceased him.

9. Leonard Ambrose Ruby had five siblings.

10. Harold Linwood Ruby died on December 28, 1967. He had one child, William L. Ruby, either by birth or adoption.

11. Lawrence Ripley Ruby died on June 7, 1966. He had two children, Richard Ned Ruby and Betty Jane Ruby, either by birth or adoption.

12. Marjorie Ruby died on October 4, 1971. She had no children, either by birth or adoption

13. Dorris Allen Ruby died on April 23, 2002. She had no children, either by birth or adoption.

14. Nell Virginia Ruby died on June 4, 1986. She had no children, either by birth or adoption.

15. Gladys J. Ruby had seven siblings.

16. Pauline Mae Jones died on May 5, 1935. She had no children, either by birth or adoption.

17. James Houston Jones, Jr. died on June 17, 2000. He had no children, either by birth or adoption.

18. Walden Claude Jones died on February 17, 2015. He had no children, either by birth or adoption.

19. Walter Lehman Jones died December 19, 1982. He had no children, either by birth or adoption.

20. Mildred Jones died July 29, 2008. She had no children, either by birth or adoption.

21. Harry Floyd Jones died June 18, 2006. He had two children, Jeffrey Glenn Jones and Steven Kent Jones, either by birth or adoption.

22. Jeffrey Glenn Jones died May 11, 2020. He had no children, either by birth or adoption.

23. Larry Mayne Jones, Sr. died September 9, 2005. He had three children, Deborah Jones, Larry Mayne Jones, Jr. and Kenny Jones, either by birth or adoption.

24. Larry Mayne Jones, Jr. died August 7, 2020. He had one child, Katherine Jones, either by birth or adoption.

25. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

26. That the Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by decent and distribution.

FURTHER THE AFFIANT SAITH NOT.

Betty Ruby Moltz
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of December, 2024.

In Witness Whereof and in testimony hereto I have signed my name:

Betty Ruby Moltz
Betty Ruby Moltz

PEGGY LYNN MESIMER
Notary Public - Reg. # 116934
Commonwealth of Virginia
My Commission Expires Mar. 31, 2025

STATE OF Virginia
COUNTY OF Culpeper

Virginia (pm)

Before me, the undersigned, a Notary Public in and for the State of ~~Tennessee~~, personally appeared the within named Betty Ruby Moltz 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 at Culpeper, Virginia, this the 12th day of December, 2024 by Betty Ruby Moltz, Affiant.

Peggy Lynn Mesimer
Notary Public
My Commission Expires: 3/31/2025
Commission No.: 116934

PEGGY LYNN MESIMER
Notary Public - Reg. # 116934
Commonwealth of Virginia
My Commission Expires Mar. 31, 2025

Certificate of Authenticity

I, Kathy Lee, 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 12/12/24.

Date

Affiant Signature

12/27/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 27th day of December 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON