Karen Johnson Davidson County
Batch# 1313757 AFFIDAVITH
08/22/2025 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250822-0067489

This instrument is prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee
COUNTY OF Davidson
Comes the affiant, Louann A Whitehead, being first duly sworn according to law, and being of lawful age and is a resident citizen of Davidson County, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Ahmad Khansari (the "Decedent") died on July 12, 2023.

2. The Decedent married at the time of his death.

3. The Decedent was survived by the following persons:

   - Surviving Spouse: Shahrzad Toghraie
   - Surviving Children:
     - Sepideh Khansari
     - Milad Khansari

4. Adopted Children of Decedent:
   - None

5. Deceased Children of Decedent:
   - None

6. All persons above named are at least 18 years of age. To the best knowledge and belief of the undersigned, the Decedent did NOT leave a will.

7. At the time of his death, the Decedent had a 50% interest in the real property located at 3668 Chesapeake Drive, Nashville, TN 37207, and being more particularly described in deed of record in Instrument Number 20131125-0120858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

8. This affidavit will confirm the vesting of the Decedent's 50% interest to the said real property located at 3668 Chesapeake Drive, Nashville, TN 37207, Davidson County, Tennessee, in the above mentioned heirs at law as follows:

   - Shahrzad Toghraie—1/6 interest;
   - Sepideh Khansari—1/6 interest;
   - Milad Khasari—1/6 interest.

Further, affiant saith not.

Louann A Whitehead
By: Louann A. Whitehead

August 19, 2025
DATE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, Louann A. Whitehead, to me known to be the person described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 19th day of August, 2025.

My Commission Expires: 12/16/2028

Notary Public

BRADY MOTLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amy K Gentry, do hereby make oath that I am 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 8/19/25 (date of document).

Affiant Signature

8/22/25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of August, 2025

Eileen Smith
Notary
Commission Expires: 8/24/26

Notary's Seal

