THIS DOCUMENT PREPARED BY:

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Road, #130
Franklin, TN 37067

OWNERS:
Mary Lou Ramsey
c/o Brian Howard Ramsey
2410 Madera Circle, Apt 126
Port Hueneme, CA 93041

Map -Parcel 14802010100

Karen Johnson Davidson County
Batch# 1326776 AFFIDAVITH
09/25/2025 10:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250925-0076531

SEND TAX NOTICE TO:
Mary Lou Ramsey
c/o Brian Howard Ramsey
2410 Madera Circle, Apt 126
Port Hueneme, CA 93041

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

The undersigned, Brian Howard Ramsey (Print Affiant Name), residing at 2410 Madera Circle, Apt 126, Port Hueneme, CA 93041 (Affiant Address), Brother (Relationship of Affiant to Decedent) of Keith E. Ramsey, (deceased), being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On February 25, 2025, Keith E. Ramsey (the "Decedent") died in Davidson County, Tennessee.

3. At the time of Decedent's death, he resided at 3708 Wharton Dr., Nashville, TN 37211.

4. Decedent died intestate.

5. At the time of his death, Keith E. Ramsey, owned a 100% interest in the following property:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

BEING Lot No. 3, on the Plan of Corlew Subdivision, of record in Book 8250, Page 902, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Keith E. Ramsey by warranty deed from Leland D. Watts, a married person, on April 30, 2008, and recorded on May 7, 2008, Register's Office for Davidson County, Tennessee, Instrument No. 20080507-0047178.

6. The Decedent was unmarried and had no children. Decedent's father predeceased him. Decedent was survived by his mother, Mary Lou Ramsey.

7. The ownership interest owned by the deceased in the above referenced real property now vests in Mary Lou Ramsey.

This improved property known as 3708 Wharton Drive, Nashville, TN 37211.

Signed this 8th day of April ,2025.

Affiant Signature

Brian Howard Ramsey, Affiant

Print Affiant Name

State of California)

County of Ventura)

Signed and sworn (or affirmed) before me on April 8th, 2025 by Brian Howard Ramsey.

Affiant Name

Please see attached

Notary Public (seal)

My Commission Expires: Sept. 12, 2027

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Ventura

Subscribed and sworn to (or affirmed) before me on this 8th day of April,

2025 by Brian Howard Ramsey.,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JEN MATHER
COMM. # 2463057
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires SEPTEMBER 12, 2027

Signature (Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit of Heirship - Real Property

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 4/8/25

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

CERTIFICATE OF AUTHENTICITY

I, Sogand Yasaei, 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 April 8, 2025.

Sogand Yasaei

Name: Sogand Yasaei

Date: 09/25/2025

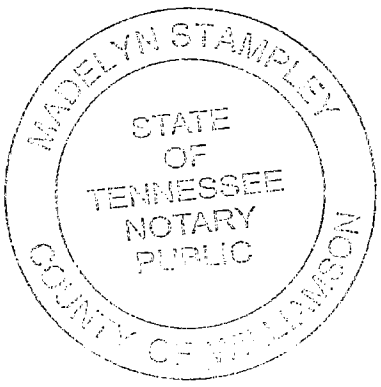
STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Madelyn Stampley, Notary Public, on September 25, 2025.

Witness my hand and official seal.

[Seal]



Madelyn Stampley

Madelyn Stampley, Notary Public

My commission expires: 10/26/2025