Karen Johnson
Batch # 1458969
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Fees: $32.00 Taxes: $0.00

Davidson County
AFFIDAVITH
6 pgs

20260812-0074573

This instrument prepared by:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, Letishia Stapp Watt and Jonya Stapp Brennan-Pry (collectively, the "Affiants"), being heirs at law of Frederick A. Ripley, Jr. and attorneys-in-fact for each of the remaining heirs identified herein pursuant to duly executed Powers of Attorney, having been duly sworn, state as follows:

1. The Affiants are the heirs at law of Frederick A. Ripley, Jr., deceased, and/or possess personal knowledge of his family history and the facts set forth herein.

2. Frederick A. Ripley, Jr. (the "Decedent") died intestate while a resident of Davidson County, Tennessee. At the time of his death, the Decedent owned the real property commonly known as 109 Gilman Avenue Nashville, Tennessee 37205.

3. The Decedent was never married and left no children, natural born or adopted.

4. The Decedent's parents predeceased him. The Decedent had no brothers or sisters.

5. Because the Decedent left no surviving spouse, descendants, parents, or siblings, his heirs at law are determined through the descendants of his paternal and maternal grandparents.

A. Paternal Line

The Decedent's paternal grandparents were Fred A. Ripley and Ora May Wentworth. They had five (5) children:

(a) Ada Ripley (also known as Inez Belgora Ripley) predeceased the Decedent. Ada Ripley had one son, Richard Day, who also predeceased the Decedent without issue.

(b) Elijah Ripley predeceased the Decedent. Elijah Ripley had one daughter, Cynthia Blackington, who also predeceased the Decedent. Cynthia Blackington was survived by:

- Jayne Blackington who predeceased the Decedent. Jayne Blackington was survived by:
    - Abby Jo Ulmer
      490 Waldoboro Road
      Jefferson, ME 04348
- Wayne Bolan

715 Highland Road
Warren, ME 04864

- Terry Bolan
  P.O. Box 73
  Warren, ME 04864

- Cheryl Duffy
  33 Mountainside Park
  Camden, ME 04843

- Melissa Mushrall
  459 Bremen Road 18
  Waldoboro, ME 04572

- Scott Blackington
  108 Wood Lily Lane
  Union, ME 04862

- Todd Blackington
  101 Goshen Road Apt B
  Waldoboro, ME 04572

- Casey Blackington
  420 Hope Road
  Lincolnville, ME 04849

(c) James Ripley predeceased the Decedent. James Ripley was survived by:

- David Ripley
  43 Harris Street
  Portland, ME 04103

- Frederick Ripley, who predeceased the Decedent and was survived by:

  - Jonathan Ripley
    5981 South Quail Way
    Littleton, CO 80127

  - Leslie Ann Chaisson
    4 Heritage Drive
    Miscouche, PEI. C0B 1T0

- Patricia Anne Ripley, who predeceased the Decedent and was survived by:

  - Mark Kelly
    3149 Laurel View Lane
    Tobyhanna, PA 18466

- Wayne Kelly
  21 Elm Street
  Hewitt, NJ 07421

- Paul Kelly
  336 Cambridge Drive
  Butler, NJ 07405

- Janice Ripley, who predeceased the Decedent and was survived by:

  - Kevin Nichols
    122 Pleasant Street
    Oxford, ME 04270

  - Tammy Nichols Bailey
    79 Edes Falls Road
    Naples, ME 04055

  - Kimberly Nichols Trombley
    305A King Street
    Oxford, ME 04270

- Robert James Ripley, who predeceased the Decedent and was survived by:

  - Mary Ellen Johnston 507 Crisp Wind Court
    Fairborn, OH 45324

  - Timothy J. Ripley
    420 Sunaire Terrace
    Cincinnati, OH 45238

  - Sherree Ann Ripley Henz
    2848 Bandolier Pass
    Leander, TX 78641

(d) Olive Ripley, who predeceased the Decedent and was survived by:

- Tina St. Pierre
  43 Grace Avenue
  Waterbury, CT 06704

(e) Frederick Ripley, Sr., the Decedent's father, predeceased the Decedent. Frederick Ripley, Sr. had one child, Frederick A. Ripley, Jr., the Decedent, who died without spouse or descendants.

B. Maternal Line

The Decedent's maternal grandparents were Pearl Clendening and Tobias Weaver. They had three (3) children:

(a) Helen Weaver Stapp predeceased the Decedent and was survived by:

- Letishia Stapp Watt
  1812 Guilford Lane
  Norman, OK 73702

- Jonya Stapp Brennan-Pry
  1516 Camrose Court
  Oklahoma City, OK 73159

(b) Thomas Weaver predeceased the Decedent. Thomas Weaver was survived by:

- Thomas Weaver
  2121 Ralph Taylor Road
  Williamston, NC 27892

- Dana Weaver Osterholtz
  4740 Katahdin Lane
  Pueblo, CO 81004

- Patty Weaver-Meyers
  5510 Tech Ctr Drive #308
  Colorado Springs, CO 80919

- Gary Weaver who predeceased the Decedent and was survived by:
  - Chris Weaver
    6985 Battle Mountain Road
    Colorado Springs, CO 80922

(c) Florence May Weaver, the Decedent's mother, predeceased the Decedent. Florence May Weaver had one child, Frederick A. Ripley, Jr., the Decedent, who died without spouse or descendants.

6. Based upon the foregoing, the Affiants state that the foregoing individuals constitute the Decedent's heirs at law according to the family history provided and that all persons above named are at least eighteen (18) years of age.

7. This Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. § 30-2-712, and the Affiants acknowledge that execution of this Affidavit is subject to the penalties set forth therein and is not made for any fraudulent purpose.

8. The Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in establishing chain of title by descent and distribution.

[Signature Page to Follow]

FURTHER AFFIANT SAYETH NOT.

Jonya Stapp Brennan-Pry, individually and as Attorney-in-Fact for the heirs at law of Frederick A. Ripley

Jonya Stapp Brennan-Pry, individually and as Attorney-in-Fact for Abby Jo Ulmer, Wayne Bolan, Terry Bolan, Cheryl Duffy, Melissa Mushrall, Scott Blackington, Todd Blackington, Casey Blackington, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly N. Trombley, Mary Ellen Johnston (née Ripley), Timothy J. Ripley, Sherree Ann Ripley Henz, Tina St. Pierre, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, and Chris Weaver, AFFIANT

SUBSCRIBED AND SWORN TO me before this 06 day of August, 2026.

CHARLENE O NEWTON
Notary Public
State of Minnesota
My Commission Expires
January 31, 2031

NOTARY PUBLIC
My Commission Expires: JAN 3 1 2031

STATE OF Minnesota
COUNTY OF Ramsey

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonya Stapp Brennan-Pry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and in her capacity as Attorney-in-Fact for Abby Jo Ulmer, Wayne Bolan, Terry Bolan, Cheryl Duffy, Melissa Mushrall, Scott Blackington, Todd Blackington, Casey Blackington, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly N. Trombley, Mary Ellen Johnston (née Ripley), Timothy J. Ripley, Sherree Ann Ripley Henz, Tina St. Pierre, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, and Chris Weaver, pursuant to duly executed Powers of Attorney, and that she executed the same for the purposes therein contained.

Witness my hand and official seal at St. Paul, ~~Tennessee~~ Minnesota (CN), this 06th day of August, 2026.

(seal)

CHARLENE O NEWTON
Notary Public
State of Minnesota
My Commission Expires
January 31, 2031

NOTARY PUBLIC

My Commission Expires: JAN 3 1 2031

FURTHER AFFIANT SAYETH NOT.

Letishia Stapp Watt

Letishia Stapp Watt, individually and as Attorney-in-Fact for Abby Jo Ulmer, Wayne Bolan, Terry Bolan, Cheryl Duffy, Melissa Mushrall, Scott Blackington, Todd Blackington, Casey Blackington, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly N. Trombley, Mary Ellen Johnston (née Ripley), Timothy J. Ripley, Sherree Ann Ripley Henz, Tina St. Pierre, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, and Chris Weaver, AFFIANT

SUBSCRIBED AND SWORN TO me before this 6 day of August, 2026.

(seal)

N. J. WALL
Notary Public - State of Oklahoma
Commission Number 01008757
My Commission Expires Jul 8, 2029

N J Wall
NOTARY PUBLIC
My Commission Expires: 07/08/2029

STATE OF Oklahoma
COUNTY OF Cleveland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Letishia Stapp Watt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and in her capacity as Attorney-in-Fact for Abby Jo Ulmer, Wayne Bolan, Terry Bolan, Cheryl Duffy, Melissa Mushrall, Scott Blackington, Todd Blackington, Casey Blackington, David Ripley, Jonathan Ripley, Leslie Ann Chaisson, Mark Kelly, Wayne Kelly, Paul Kelly, Kevin Nichols, Tammy Nichols Bailey, Kimberly N. Trombley, Mary Ellen Johnston (née Ripley), Timothy J. Ripley, Sherree Ann Ripley Henz, Tina St. Pierre, Thomas Weaver, Dana Weaver Osterholtz, Pat Weaver Meyers, and Chris Weaver, pursuant to duly executed Powers of Attorney, and that she executed the same for the purposes therein contained.

Witness my hand and official seal at 1812 Guilford Lane, Norman, OK ~~Tennessee~~, this 6 day of August, 2026.

(seal)

N. J. WALL
Notary Public - State of Oklahoma
Commission Number 01008757
My Commission Expires Jul 8, 2029

N J Wall
NOTARY PUBLIC

My Commission Expires: 07/08/2029