This instrument prepared by: Bankers Title and Escrow Co.
3310 West End Avenue #540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1480661 AFFIDAVITH
10/05/2026 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261005-0091519

AFFIDAVIT

Michael P. Spore, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That the Affiant is known as: Michael P. Spore, a resident of Davidson County, Tennessee.

   That Affiant personally knew Margaret Ann Lynch Hubbuch, deceased, hereinafter referred to as Decedent. With respect to Margaret Ann Lynch Hubbuch, affiant is a disinterested party, has no relationship of consanguinity with Decedent, and has personal knowledge of the Decedent by reason of the following:

   I have known Margaret Ann Lynch Hubbuch for more than 50 years and have also known her entire extended family. I have been friends of her brother, Thomas Lynch, since the 1960s and got to know the entire Lynch family and the Hubbuch family. I have attended many family functions of the family of Margaret Ann Lynch Hubbuch, including weddings, funerals, graduations, and other family gatherings.

2 That Affiant knows that at her date of death, the said Margaret Ann Lynch Hubbuch had an ownership interest in the following described real estate in Davidson County:

   House and lot located at 6372 Chickering Circle in Nashville, TN.

3. That Margaret Ann Lynch Hubbuch died on May 31, 2026, and was at the time a resident of Davidson County, Tennessee, and was unmarried at the time of her death.

4. That Margaret Ann Lynch Hubbuch was married to John P. Hubbuch at the time they bought 6372 Chickering Circle in 1982. John P. Hubbuch died on February 22, 2007, leaving Margaret Ann Lynch Hubbuch as the survivor of their tenancy by the entireties. Margaret Ann Lynch Hubbuch and John P. Hubbuch remained married without abatement or interruption from the time they bought the property at 6372 Chickering Circle until John P. Hubbuch died in 2007. Margaret Ann Lynch Hubbuch never remarried and remained unmarried at the time of her death.

5. That Margaret Ann Lynch Hubbuch had five children: John Paul Hubbuch, Jr., James Otto Hubbuch, Agnes Marie Hubbuch Cole, Francis Thomas Hubbuch and Connie Ann Hubbuch Cambron, all of whom survive. She had no other live-born children and no adopted children.

6. That there have been no known unresolved claims made against the Decedent or her Estate.

7. Affiant acknowledges that this affidavit will be relied upon by Chicago Title Insurance Company, Bankers Title and Escrow Corp, - and other title companies – for the issuing of title insurance policies covering the property described herein.

Dated this 20 day of August, 2026.

Michael P. Spore

Michael P. Spore

State of Tennessee)
County of Davidson)

Sworn to or subscribed before me this 20 day of August, 2026.

Notary my commission expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael P. Spore, the within named Affiant, 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of August, 2026.

Notary Public My Commission Expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Krystal Schuster, 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 **8/20/26**.

Date

Affiant Signature

8/20/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **August**, 20____.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)