Karen Johnson Davidson County
Batch# 1480661 DEEDWARR
10/05/2026 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20261005-0091520

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9941-WE

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 799,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian K. Wilson, Jr. and Amanda Marie Wilson	**New Owner**	
6372 Chickering Circle	**Property**	157-00-0-033.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Paul Hubbuch, Jr., James Otto Hubbuch, Agnes Marie Hubbuch Cole, Francis Thomas Hubbuch, and Connie Ann Hubbuch Cambron, the heirs-at-law of Margaret L. Hubbuch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian K. Wilson, Jr. and Amanda Marie Wilson, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 12 on the plan of Iroquois Meadows, as of record in Book 5050, page 86, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John P. Hubbuch and wife Margaret L. Hubbuch by Instalment Deed from Downey Construction Company of record in Book 5986, Page 21, Register's Office for Davidson County, Tennessee, dated December 30, 1982 and recorded on December 30, 1982.

The said John P. Hubbuch died on February 22, 2007, leaving Margaret L. Hubbuch as the survivor of their tenancy by the entireties. The said Margaret L. Hubbuch, died intestate on May 31, 2026; the Estate of Margaret L. Hubbuch, having been administered in The Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 26P1472. Her heirs-at-law are her children, John Paul Hubbuch, Jr., James Otto Hubbuch, Agnes Marie Hubbuch Cole, Francis Thomas Hubbuch, and Connie Ann Hubbuch Cambron. Reference is made the the affidavit of heirship recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 6372 Chickering Circle, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of September, 2026.

John Paul Hubbuch, Jr.

James Otto Hubbuch

Agnes Marie Hubbuch Cole

Francis Thomas Hubbuch

Connie Ann Hubbuch Cambron

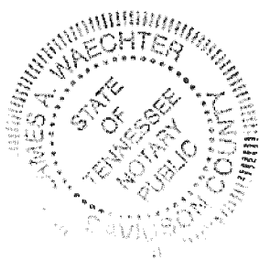
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Paul Hubbuch, Jr., James Otto Hubbuch, Agnes Marie Hubbuch Cole, Francis Thomas Hubbuch, and Connie Ann Hubbuch Cambron,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2026.

My Commission expires: 11-8-27

Notary Public



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 **9/28/26**.

Date

Affiant Signature

9/28/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **September**, 20**26**.

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)