Karen Johnson Davidson County
Batch# 1136028 DEEDQC
05/16/2024 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240516-0036379

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF WISCONSIN
COUNTY OF DANE

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Patrick Harrigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: never/permanent

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Fletcher M. Durbin Trust U/A/D August 12, 1977	NEW OWNER	**115-15-0-071.00**
(NAME) **111 Inverness Circle**	(NAME)	
(ADDRESS) **Oregon, WI 53575**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PATRICK C. HARRIGAN, AS A PERSONAL REPRESENTATIVE/EXECUTOR OF THE ESTATE OF FLETCHER M. DURBIN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **PATRICK C. HARRIGAN AND KATHYRN M. HARTNETT, AS SUCCESSOR TRUSTEES OF THE FLETCHER M. DURBIN TRUST DATED AUGUST 12, 1977**, HEREINAFTER CALLED THE GRANTEE, ITS, SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST, IF ANY, IN 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. 88 on the Plan of West Meade Farms, Inc., Section "E" of record in Plat Book 1835, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theresa L. Buffo and Ian Harris A/K/A Ian N. Harris, Married and Fletcher M. Durbin, unmarried by Warranty Deed from Angela Forrester, Trustee, U/A/D April 22, 2010 of the Angela G. Forrester Revocable Living Trust, of record in Instrument No. 20190614-0057607 in the Register's Office for Davidson County, Tennessee, dated June 11, 2019 and recorded June 14, 2019.

The said Fletcher M. Durbin having since died on March 9, 2023, leaving Patrick C. Harrigan, as a Personal Representative/Executor of the Estate of Fletcher M. Durbin, pursuant to the Last Will and Testament of Fletcher M. Durbin dated August 12, 1977 and admitted into probate as muniment of title only in the Seventh Circuit (Probate) Court for Davidson County, Tennessee by Case No. 23P-2207.

unimproved ☐
This is improved ☒ property, known as 6327 Robin Hill Road, Nashville, Tennessee 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

Grantor makes no representation regarding the accuracy or status of title of the property conveyed herein and only conveys interest, known or unknown, that Grantor may possess.

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 my hand this 7th day of May, 2024.

THE FLETCHER M. DURBIN ESTATE

PATRICK C. HARRIGAN, PERSONAL REPRESENTATIVE

STATE OFWISCONSIN

COUNTY OF DANE

On this the 7th day of May, 2024, before me personally appeared Patrick C. Harrigan, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Personal Representative of the Estate of Fletcher M. Durbin, and that he, in the capacity of Personal Representative, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 day of May, 2024.

Notary Public

My Commission Expires: never/permanent

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 5-16-24 (date).

Affiant Signature

5-16-24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of May, 2024.

Notary's Signature

My Commission Expires: 10/31/27

Notary's Seal

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027