Karen Johnson Davidson County
Batch# 1136414 DEEDQC
05/17/2024 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240517-0036890

QUITCLAIM DEED

STATE OF Wisconsin
COUNTY OF Dane
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Patrick Sean Corrigan Harrigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~APRIL~~ MAY, 2024.

Notary Public
MY COMMISSION EXPIRES: Permanent
(AFFIX SEAL)

NOTARY PUBLIC STATE OF WISCONSIN

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.

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	NEW OWNER	**115-15-0-071.00**
(NAME)	(NAME)	
111 Inverness Circle		
(ADDRESS)	(ADDRESS)	
Oregon, WI 53575		
(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 AND KATHYRN M. HARTNETT, AS SUCCESSOR TRUSTEES OF THE FLETCHER M. DURBIN TRUST DATED AUGUST 12, 1977**, HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **THERESA L. BUFFO AND IAN HARRIS A/K/A/ IAN N. HARRIS, MARRIED**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS, 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 Patrick C. Harrigan and Kathyrn M. Hartnett, as Successor Trustees of The Fletcher M. Durbin Trust Dated August 12, 1977 by Quitclaim Deed from **Patrick C. Harrigan, as a Personal Representative/Executor of the Estate of Fletcher M. Durbin**, of record in Instrument No. 20240516-0036379 in the Register's Office for Davidson County, Tennessee, dated May 7, 2024 and recorded May 16, 2024

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 6 day of ~~April~~ May, 2024.

THE FLETCHER M. DURBIN TRUST

PATRICK C. HARRIGAN, TRUSTEE

KATHYRN M. HARTNETT, TRUSTEE

STATE OF Wisconsin
COUNTY OF Dane

On this the 6th day of ~~April~~ 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 a Trustee of the Fletcher M. Durbin Trust, and that he, in the capacity of Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of ~~April~~ May, 2024.

Notary Public

My Commission Expires: Permanent

JORDAN CORNING NOTARY PUBLIC STATE OF WISCONSIN

STATE OF South Carolina
COUNTY OF Aiken

On this the 25th day of April, 2024, before me personally appeared Kathryn M. Hartnett, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she is a Trustee of the Fletcher M. Durbin Trust, and that she, in the capacity of Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of April, 2024.

Notary Public

My Commission Expires: 01/08/2025

JENNIFER L FERALDI NOTARY PUBLIC SOUTH CAROLINA

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 5-17-24 (date).

Affiant Signature

5-17-24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of May, 2024

Notary's Signature

My Commission Expires: 10/31/27

Notary's Seal

