**Information was provided from parties involved. No search of public records was performed.**

**THIS INSTRUMENT PREPARED BY:**
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

**Address New Owner(s)**
Robert Wayne Burns, Trustee
3716 Valley Ridge Drive
Nashville, TN 37211

**Send Tax Bills To:**
Robert Wayne Burns, Trustee
3716 Valley Ridge Drive
Nashville, TN 37211

**Map & Parcel No.:**
05913002300 (Parcel 1-3200 Hummingbird Drive)
07001004200 (Parcel 2-3311 W Hamilton)

Karen Johnson Davidson County
Batch# 1281628 DEEDQC
06/05/2025 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044163

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **STEVEN D. SCHEIBE and ROBERT BURNS** ("Grantors") hereby quitclaim and convey unto **Robert Wayne Burns, Trustee of the Burns Living Trust dated June 18, 2018,** ("Grantee"), its successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

**Parcel 1:**

**Land in Davidson County, Tennessee, being Lot No. I on the Plan of Resubdivision of Lot 128, Trepard Heights, Section 7, of record in Book 5060, Page 159, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning at a point in the northerly margin of Hummingbird Drive, said point being the common comer of Lots I and 2; thence with the line between said two lots northwardly 169.68 feet to a point; thence eastwardly 113 feet to the westerly margin of Tucker Road; thence with westerly margin of said Tucker Road, southwardly 144 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the right 39.32 feet to the northerly margin of Hummingbird Drive westerly 80 feet to the point of beginning.**

**Being the same property conveyed to Steven D. Scheibe and Robert W. Bums, by Special Warranty Deed, from Eric Sox, of record at Instrument Number 20080108-0002103, Register's Office of Davidson County, Tennessee dated January 8, 2008. Also, conveyed to Robert Wayne Burns by Quitclaim Deed from Alicia Marie Burns of record in Instrument Number 20130619-0062635, said Register's Office.**

This is improved property known as 3200 Hummingbird Drive, Nashville, TN 37218.

**Parcel 2:**

**Land in Davidson County, Tennessee, being Lot Number 299 on the Plan of Section V, Treppard Heights, as of record in Book 2663, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.**

**Being the same property conveyed to Steven D. Scheibe from Quintetta T. Johnson and Selene Venet King by Deed dated December 20, 2010 and recorded in Instrument Number 20101222-0101879, Register's Office for Davidson County, Tennessee. Further conveyed to Steven D. Scheibe and Robert W. Burns by Quitclaim Deed from Steven D. Scheibe of record in Instrument Number 20170613-0059277, said Register's Office.**

This is improved property known as 3311 W. Hamilton Avenue, Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

**IN WITNESS WHEREOF**, the Grantors have caused this instrument to be executed on this 4 day of June, 2025

Steven D. Scheibe
**STEVEN D. SCHEIBE**

Robert W. Burns
**ROBERT BURNS**

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4 day of June, 2025, before me, the undersigned, personally appeared **STEVEN D. SCHEIBE**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Linda M Smith
NOTARY PUBLIC

My Commission Expires: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4 day of June, 2025, before me, the undersigned, personally appeared **ROBERT BURNS**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Linda M Smith
NOTARY PUBLIC

My Commission Expires: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE )
COUNTY OF Williamson )

The actual consideration for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me, this 4 day of June, 2025

Linda M Smith
NOTARY PUBLIC

My Commission Expires: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 6/4/2025 (date of document).

Affiant Signature
Date 6/4/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of June, 2025.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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