QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1244292 DEEDQC
03/07/2025 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250307-0017344

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2025.

Notary Public
Date of Expiration:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
1428 Preston Drive Trust, Jackson Miller, Trustee	**Rocket Mortgage, LLC**	**072 16 3P 002.00**
(NAME)	(NAME)	
1428 Preston Dr.	**1050 Woodward Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Detroit, MI 48226**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Erica Miller, a married person**, ("Grantor") do hereby quitclaim unto **Jackson Miller, Trustee of the 1428 Preston Drive Trust, dated February 26, 2025** ("Grantee").

Its, successors and assigns, any and all interest that I have in that certain property located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING known and designated as Unit B of HOMES AT SHERIDAN & PRESTON, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT SHERIDAN & PRESTON, a Horizontal Property Regime, of record in Instrument No. 20211108-0148708, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed to Erica Miller, a married person, by a Warranty Deed from Build Up Investments, LLC, a Tennessee limited liability company, of record as Instrument 20250304-0016303, Register's Office for Davidson County, Tennessee; Jackson Miller, spouse of the said Erica Miller, joins in the execution of this instrument to convey any interest he may have in the subject property, particularly any marital interest.

BEING improved real property commonly known as **1428 Preston Dr., Nashville, Tennessee 37206.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness our hands this the 7 day of MARCH, 2025.

Erica Miller

Jackson Miller

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Erica Miller and Jackson Miller, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of MARCH, 2025.

Notary Public
My Commission Expires: _____

C LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, John W. Bishop, 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 this the 7 day of March, 2025.

Affiant Signature
Date 3/7/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026