QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Nicole Abram
Affiant

Subscribed and sworn to me on 8th August, 2026.

Tennyson Burrows
NOTARY PUBLIC

My Commission Expires: 11/19/2029

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

TENNYSON I BURROWS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2029

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicole N.J. Abramov & Christopher Rosquete 620 Wheatfield Court Nashville, TN 37209	Same as New Owner	114 07 0B 008.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Nicole N.J. Abramov (previously known as Nicole Alhasan), hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Nicole N.J. Abramov and Christopher Rosquete, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Section One Westchase of record in Plat at Instrument No. 20021203-0148525, 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 Nicole Alhasan, a single woman by Quitclaim Deed from Mohammed Abuqayas and Nicole Alhasan, Husband and Wife, dated 09/16/2019 and recorded on 09/23/2019, of record in Instrument no. 20190923-0096053, Register's Office for Davidson County, Tennessee. Nicole Alhasan is now known as Nicole N.J. Abramov, see also Affidavit of record in Instrument no. 20210429-0057854, Register's Office for Davidson County, Tennessee.

This is improved property, known as 620 Wheatfield Ct, Nashville, TN 37209

Karen Johnson Davidson County
Batch # 1457845 DEEDQC
08/11/2026 11:03:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260811-0073874

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 8th, August, 2026.

Nicole Abramov

Nicole Abramov

STATE OF Tennessee

COUNTY OF Davidson

On 8th August, 2026, before me personally appeared **Nicole Abramov**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 8th August, 2026.

TENNYSON I BURROWS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2029

Tennyson Burrows
NOTARY PUBLIC

My Commission Expires: 11/19/2029