THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, Tennessee 37215** **File No. 240547671** Karen Johnson Davidson County Batch # 1194700 DEEDQC 10/17/2024 10:03:48 AM 2 pgs Fees: $12.00 Taxes: $0.00 20241017-0080528	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 15 day of October, 2024. Notary Public My Commission Expires: _____

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

QUITCLAIM DEED

Address New Owner: Forest Park 2-3, LLC 8308 Rugby Road Manassas Park, VA 20111	Send Tax Bills To: New Owner	Tax Information: 043 13 0A 063.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Forest Park 5-15, LLC, a Virginia limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Forest Park 2-3, LLC, a Virginia limited liability company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 5-15 (A/K/A - Building 5, Unit 15) on the Plan of ROBIN HOOD CONDOMINIUMS of the Master Deed establishing a Horizontal Property Regime of Robin Hood Condominium established pursuant to the provisions of the Tennessee Horizontal Property Regime Act as the same is set out in Tennessee Code Annotated Section 64-2701, et seq., of record in Book 5388, Page 524, as supplemented in Book 6669, Page 149 and as amended in Book 11399, Page 660, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "B" are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Forest Park 5-15, LLC, a Virginia Limited Liability Company, by Warranty Deed from Allan Michael Mulhern and Julie Ann Mulhern as Co-Trustee of the Mulhern Tennessee Community Property Trust dated July 20, 2022, of record in Instrument No. 20231003-0077727, in the Register's Office of Davidson County, Tennessee, dated September 28, 2023 and recorded on October 03, 2023.

This is improved property known as 323 Forest Park Road, 5-15, Madison, TN 37115.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 of October, 2024

Forrest Park 5-15, LLC

BY: Douglas Medrano Amaya, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Medrano Amaya, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of Forest Park 5-15, LLC, a Virginia limited liability company, the within named bargainer, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand and official seal at office, this 11 of October 2024.

Notary Public
My Commission Expires: 4/30/2027

NORMA ELISA ALFARO
NOTARY PUBLIC
REG. #8051913
MY COMMISSION EXPIRES
APRIL 30 2027
COMMONWEALTH OF VIRGINIA