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 20241017-0080530	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of October, 2024. Notary Public My Commission Expires: _____

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE 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 010.00

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 1, 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:

Being Unit 1-10 in the ROBIN HOOD CONDOMINIUMS, as of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements for Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, Page 524, said Register's Office and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, Page 149, and Amended in Book 11399, Page 660, said Register's Office.

Being the same property conveyed to Forest Park 1, LLC, a Virginia Limited Liability Company, by Warranty Deed from Najarian Capital, LLC, A Georgia Limited Liability Company, of record in Instrument No. 20220408-0041351, in the Register's Office of Davidson County, Tennessee, dated April 06, 2022 and recorded on April 08, 2022.

Being the same property conveyed to Najarian Capital, LLC, A Georgia Limited Liability Company, by Warranty Deed from High River, LLC, A Georgia Limited Liability Company, of record in Instrument No. 20211122-0154819, in the Register's Office of Davidson County, Tennessee, dated November 15, 2021 and recorded on November 22, 2021.

This is improved property known as 323 Forest Park Road, 1-10, 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 1, 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 1, 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: 04/30/2027 NA

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