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 20241017-0080531	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17 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 054.00

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 5-6, LLC, a Tennessee 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:

All that certain condominium situated in the County of Davidson, State of Tennessee being known and designated as Unit No. 5-6 of Robin Hood Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 5388, Page 524, the Plat which is of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Forest Park 5-6, LLC, by Warranty Deed from Thomas Renovation, LLC, of record in Instrument No. 20240611-0043570, Register's Office for Davidson County, Tennessee, elated June 10, 2024 and recorded on June 11, 2024.

Being the same property conveyed to Thomas Renovation, LLC, by Warranty Deed from Lucy Anderson and Lucien Anderson, Wife and Husband, of record in Instrument No. 20240611-0043569, Register's Office for Davidson County, Tennessee, elated June 07, 2024 and recorded on June 11, 2024.

Being the same property conveyed to Lucy Anderson and Lucien Anderson, wife and husband by Warranty Deed from Michael Cronin and Cristhina Cronin a/k/a Kristine Cronin, husband and wife of record in Instrument No. 20221114-0121383 Register's Office for Davidson County, Tennessee, elated November 09, 2022 and recorded on November 14, 2022.

This is improved property known as 323 Forest Park Road, 5-6, 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 5-6, 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 5-6, LLC, a Tennessee 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