THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855527** Karen Johnson Davidson County Batch# 1471962 DEEDWARR 09/11/2026 12:36:30 PM 4 pgs Fees: $23.00 Taxes: $1,554.00 20260911-0084599	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 9 day of September, 2026. Notary Public My Commission Expires:

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Boris Naumov and Victoria Yakubovich 835 Thors Bay Rd El Cerrito, CA 94530	New Owner	Tax Parcel ID Nos. 043 13 0A 027.00 043 13 0A 054.00 043 13 0A 63.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Forest Park 2-3, LLC, a Virginia limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Boris Naumov, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel 1:

Being Apartment Unit No. 2-3 of ROBIN HOOD CONDOMINIUM, a horizontal property regime established by Master Deed of record in Book 5388 at page 524 as supplemented in Book 6569, Page 149, as amended in Book 11399, Page 660, Termination recorded in Instrument No. 20240726-0056839, as corrected in Instrument No. 20240917-0071635, and Instrument No. 20241022-0082201, the Plat of which is of record in Plat Book 5200, at 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 2-3 LLC, by Quitclaim Deed from Douglas Mauricio Medrano, of record in Instrument No. 20221027-0116279, in the Register's Office of Davidson County, Tennessee, dated August 24, 2022 and recorded on October 27, 2022.

Being the same property conveyed to Douglas Mauricio Medrano, by Warranty Deed from Trustee Inc., a Wyoming Corporation as Trustee of the Forest Park Estate Planning Land Trust, of record in Instrument No. 20210720-0096968, in the Register's Office of Davidson County, Tennessee, dated July 16, 2021 and recorded on July 20, 2021.

Parcel 2:

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 as supplemented in Book 6569, Page 149, as amended in Book 11399, Page 660, Termination recorded in Instrument No. 20240726-0056839, as corrected in Instrument No. 20240917-0071635, and Instrument No. 20241022-0082201, the Plat which is of record in Plat 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 2-3, LLC, a Virginia limited liability company, by Quitclaim Deed from Forest Park 5-6, LLC, a Tennessee limited liability company, of record in Instrument No. 20241017-0080531, in the Register's Office of Davidson County, Tennessee, dated October 11, 2024 and recorded on October 17, 2024.

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, in the Register's Office of Davidson County, Tennessee, dated June 10, 2024 and recorded on June 11, 2024.

Parcel 3:

Land in Davidson County, Tennessee, being Unit 5-15 (A/K/A - Building 5, Unit 15) on the Plan of ROBIN HOOD CONDOMINIUM 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, Termination recorded in Instrument No. 20240726-0056839, as corrected in Instrument No. 20240917-0071635, and Instrument No. 20241022-0082201, 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 2-3, LLC, a Virginia limited liability company, by Quitclaim Deed from Forest Park 5-15, LLC, a Virginia limited liability company, of record in Instrument No. 20241017-0080528, in the Register's Office of Davidson County, Tennessee, dated October 11, 2024 and recorded on October 17, 2024.

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-Trustees 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 Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROBIN HOOD CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 124.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROBIN HOOD CONDOMINIUM of record in Book 5388, Page 524, as supplemented in Book 6569, Page 149, as amended in Book 11399, Page 660, Termination recorded in Instrument No. 20240726-0056839, as corrected in Instrument No. 20240917-0071635, and Instrument No. 20241022-0082201; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

All of the terms and provisions set forth and contained in that certain Lease between Robin Hood Apartments, Lessor, and Home Coin Laundries, Lessee, recorded in Book 4940, Page 566.

Charter for Robin Hood Condominium Association, Inc. recorded as Book 5383, Page 314.

This is improved property located at 323 Forest Park Road, Units #2-3, #5-6 and #5-15 Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 __ day of September, 2026.

Forest Park 2-3, LLC, a Virginia limited liability company

BY: _____
Douglas M. Medrano Amaya, Sole Member

STATE OF ~~TENNESSEE~~ VIRGINIA)
COUNTY OF ~~DAVIDSON~~ PRINCE WILLIAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas M. Medrano Amaya, with whom I am personally acquainted, and who acknowledged themselves to be the Sole Member of Forest Park 2-3, LLC, a Virginia limited liability company, the within named bargainer, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Sole Member.

Witness my hand, at office, this 08 day of September, 2026.

_____
Notary Public
My Commission Expires: January 31, 2029

BASIT ZULFIQAR
COMMONWEALTH
REGISTRATION NO.
7546973
MY COMM. EXPIRES:
01/31/2029
OF VIRGINIA
NOTARY PUBLIC

Certificate of Authenticity

I, Harly Pickerign, 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 9/8/26.

Date

Affiant Signature

9/11/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of September, 2026.

Notary's Signature

My Commission Expires: _____

Date

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Notary's Seal (if on paper)