QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1158651 DEEDQC
07/16/2024 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240716-0053559

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on July 11, 2024

NOTARY PUBLIC

My Commission Expires June 30, 2027

Notary Public State of Florida
Brenda M Davis
My Commission HH 393204
Expires 6/30/2027

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 OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Assaf Amar 181 SW 101st Ave Plantation, FL 33324	NEW OWNER	090 12 4N 001.00 (as to Unit 6376-A) 090 12 4N 002.00 (as to Unit 6376-B) 090 12 4M 001.00 (as to Unit 6373C) 090 12 4M 002.00 (as to Unit 6373D)

KNOW ALL MEN BY THESE PRESENTS that ASG Investments, LLC, a Tennessee Limited Liability Company, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto Assaf Amar, a married man as his sole and separate property, his successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Certain units located in Davidson County, Tennessee, being known and designated as Unit No. 6376-A and Unit No. 6376-B of 6376A IVY STREET TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6376A IVY STREET TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220428-0049393, as amended in Instrument No. 20220613-0066932, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

AND

Certain units located in Davidson County, Tennessee, being known and designated as Unit No. 6373C and Unit No. 6373D of 6376C IVY STREET TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6376C IVY STREET TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220428-0049392, as amended in Instrument No. 20220613-0066934, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to ASG Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Richard W. Gillaspie Jr. and Teresa G. Gillaspie, Husband and Wife, of record in Instrument No. 20210928-0129779, in the Register's Office of Davidson County, Tennessee, dated September 24, 2021 and recorded on September 28, 2021.

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

WITNESS our hands on July 11, 2024.

ASG Investments, LLC, a Tennessee Limited Liability Company

By: Assaf Amar, Member

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Assaf Amar (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of ASG Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that he as such Member of ASG Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member of ASG Investments, LLC.

Witness my hand and official seal on July 11, 2024.

NOTARY PUBLIC

Notary Public State of Florida
Brenda M Davis
My Commission HH 393204
Expires 6/30/2027

My Commission Expires: June 30, 2027

ASG Investments, LLC, a Tennessee Limited Liability Company

Gilad Shamir

By: Gilad Shamir, Member

STATE OF Virginia
COUNTY OF Roanoke City

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Gilad Shamir (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of ASG Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that he as such Member of ASG Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member of ASG Investments, LLC.

Witness my hand and official seal on July 12th, 2024.

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Alexander Luis Marin

REGISTRATION NUMBER
7871785
COMMISSION EXPIRES
August 31, 2024

My Commission Expires: 08/31/2024

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on July 11, 2024.

Signature 07/11/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 11th day of July, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202407160053559