Name and Address of New Owner:
Assaf Amar
181 SW 101st Ave
Plantation, FL 33324

Send Tax Bills To:
Assaf Amar
181 SW 101st Ave
Plantation, FL 33324

This Instrument Prepared By:
July Fitzgerald
Platinum Title and Escrow
8778 South Maryland Parkway
Suite 115
Las Vegas, NV 89123

Karen Johnson Davidson County
Batch# 1389409 DEEDQC
03/06/2026 01:28:30 PM 4 pgs
Fees: $32.00 Taxes: $0.00
20260306-0018223

Exempt per TN Code § 66-5-209-5

Map & Parcel No: 090-12-4M-002-0000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **zero dollars $0.00** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Shulamit, spouse of the grantee,** "the Grantor," convey and quitclaim unto **Assaf Amar, a married man,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

See attached exhibit "A" for complete legal description, attached here to and made a part hereof.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31st day of October, 2025.

_____(SEAL)
Mark Shulamit

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on this 31st day of October, 2025, by Assaf Amar.

_____
Signature of notarial officer

My Commission Expires: April 29, 2027

KEAVIN T PARSON II
Notary Public-State of Nevada
Appointment No. 18-2165-1
My Appointment Expires April 29, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **700,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Mark Shulamit

STATE OF NEVADA
COUNTY OF CLARK

Signed and sworn (or affirmed) before me on this 31st day of October, 2025, by Assaf Amar.

_____
Signature of notarial officer

My Commission Expires: April 29, 2027

KEAVIN T PARSON II
Notary Public-State of Nevada
Appointment No. 18-2165-1
My Appointment Expires April 29, 2027

Exhibit "A"
Property Description

Certain unit located in Davidson County, Tennessee, being known and designated as 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 or a portion of the same property conveyed to Assaf Amar, a married man as his sole and separate property by Instrument dated July 11, 2024 from ASG Investments, LLC, a Tennessee Limited Liability Company filed on July 16, 2024 as Document Number 20240716-0053559 in the Davidson County records.

APN: 090 12 4M 002.00
Property Address: 6376 IVY STREET, UNIT D,, NASHVILLE, TN 37209

Tennessee Certification of Electronic Document

I, Gina Wailes, 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 **10/31/2025** (date of document).

Affiant Signature

10/31/2025

Date

State of **Texas**

County of **Williamson**

Sworn to and subscribed before me this **31st** day of **October**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04-22-2029

NOTARY'S SEAL

SUNI DAY
Notary Public, State of Texas
Comm. Expires 04-22-2029
Notary ID 129399122