Send tax bills to:
SAAR EIDELSON
5610 COURT OF LIONS
HOUSTON, TX 77069

Name and address of new owner:
SAAR EIDELSON
5610 COURT OF LIONS
HOUSTON, TX 77069

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
AMT TITLE SERVICES
3109 KENAI DRIVE #105
CEDAR PARK, TX 78613
File No. NTN-1423553

Karen Johnson Davidson County
Batch# 1390625 DEEDWARR
03/10/2026 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,849.00
20260310-0018854

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 090 12 4N 001.00

WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

This Deed executed this 30TH day of January 2026, for good consideration of **Seven Hundred Seventy Thousand and 00/100 Dollars ($770,000..00)**, I (We) **ASSAF AMAR, MARRIED** whose mailing address is 6376 IVY STREET, UNIT A, NASHVILLE, TN 37209, hereby bargain, deed, and convey to **SAAR EIDELSON, SINGLE** whose mailing address is 6376 IVY STREET, UNIT A, NASHVILLE, TN 37209, the following described land in DAVIDSON County, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6376-A 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.

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 filed on July 16, 2024 as Document Number 20240716-0053559 in the Davidson County records.

Also being the same property conveyed to Assaf Amar, from his spouse Mark Shulamit by deed of Quit Claim dated 10/31/2025 and recorded _____ as Document Number _____ In the Davidson County records.

Also being the same property conveyed to Assaf Amar, from his spouse Mark Shulamit by deed of Quit Claim dated 10/31/2025 and recorded _____ as Document Number _____ In the Davidson County records.

202603100018853

APN: 090 12 4N 001.00

Property Address: 6376 IVY STREET, UNIT A, NASHVILLE, TN 37209

This instrument was prepared without the benefit of a title examination.

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of January, 2026.

_____(SEAL)
Assaf Amar

STATE OF ~~TEXAS~~ Nevada
COUNTY OF ~~WILLIAMSON~~ CLARK

Before me, Keavin T. Parson II, on this day personally appeared Assaf Amar, known to me or proved to me on the oath of _____ or through Drivers Lic. to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of January, 2026.

_____
Notary Public Signature

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 $770,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Assaf Amar

STATE OF ~~TEXAS~~ Nevada
COUNTY OF ~~WILLIAMSON~~ CLARK

Sworn to and subscribed before me on the 30th day of January, 2026, by Assaf Amar.

_____
Notary Public Signature

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

Tennessee Certification of Electronic Document

I, Gina Walters, 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 **1/30/26** (date of document).

Affiant Signature

1/30/26

Date

State of **Texas**

County of **Williamson**

Sworn to and subscribed before me this **30th** day of **January**, 2**026**.

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