Karen Johnson Davidson County
Batch# 1449051 DEEDWARR
07/20/2026 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260720-0065167

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
AMT Title Services TX., Inc.
8778 S Maryland Pkwy #115
Las Vegas, NV 89123

Map & Parcel No: 090-12-4N-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shulamit Mark, spouse of the grantee**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Assaf Amar, a married man as his sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

See attached exhibit A for complete legal description. Attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of May, 2026.

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

(SEAL)

STATE OF Nevada
COUNTY OF CLARK

Before me, May 20th, 2026, on this day personally appeared Shulamit Mark, known to me or proved to me on the oath of _____ or through Driver 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 20th day of May, 2026.

Notary Public Signature

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

Shulamit Mark

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

Sworn to and subscribed before me on the 20th day of May, 2026, by Shulamit Mark.

Notary Public Signature

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

AMT Title Services File Number:NTN-1419989

Borrower Last Name: Amar

Exhibit A
Legal Description

Certain unit located in Davidson County, Tennessee, being known and designated as 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 Insturment 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 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.

Commonly known as: 6376 Ivy Street, Unit B, Nashville, TN 37209

Parcel Number: 090 12 4N 002.00

Tennessee Certification of Electronic Document

I, Suni Day, 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 **7/15/2026** (date of document).

Affiant Signature

7/15/26
Date

State of TX
County of Williamson

Sworn to and subscribed before me this **15** day of **July**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

RYAN J. WELCH
Notary Public, State of Texas
Comm. Expires 01-28-2027
Notary ID 131369646