WARRANTY DEED

Karen Johnson Davidson County
Batch # 1483497 DEEDWARR
10/13/2026 11:57 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00

20261013-0094001

W-BM-26-6376BC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anat Schiff and Anthony Basile	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
600 12th Ave S Unit 1707		**090-12-4N-002.00-CO** **090-12-4M-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASSAF AMAR, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANAT SCHIFF AND ANTHONY BASILE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property 1:
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 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 interest in the common elements as set forth in said Declaration.

Property 2:
Certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6376-C of 6376C 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 interest in the common elements as set forth in said Declaration.

Property 1:
Being the same property conveyed to Assaf Amar, a married man as his sole and separate property by Warranty Deed from Shulamit Mark, spouse of grantee, dated May 20, 2026 and recorded on July 20, 2026 in Instrument No. 20260720-0065167, Register's Office of Davidson County, Tennessee. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

Property 2:
Being part of the same property or a portion of the same property conveyed to Assaf Amar, a married man as his sole and separate property by Quitclaim Deed from ASG Investments, LLC, a Tennessee limited liability company dated July 11, 2024 and recorded on July 16, 2024 in Instrument No. 20240716-0053559, Register's Office of Davidson County, Tennessee. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2026 a lien and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20220408-0041378, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20220428-0049393 amended in Instrument No. 20220613-0066932 (UNITS 6376-A and 6376--B), and Instrument No. 20220428-00493292 amended in Instrument No. 20220613-0066934 (UNITS 6376-C and 6376-D), Register's Office for Davidson County, Tennessee.
- Declaration of restrictions and covenants for stormwater in Instrument No. 20240321-0019633, Register's Office of Davidson County, Tennessee. (Units 6376 A and B).
- Declaration of restrictions and covenants for stormwater in Instrument No. 20240321-0019632, Register's Office of Davidson County, Tennessee. (Units 6376 C and D).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6376-B Ivy St and 6376-C Ivy St, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8th DAY OF OCTOBER, 2026.

Assaf Amar

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASSAF AMAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara L. Wall, 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 10/8/26.

Date

Affiant Signature

10/8/26

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8 day of October, 20 26.

Notary's Signature

My Commission Expires: 7-2-29

Date

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary's Seal (if on paper)