STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of May, 2026.

Notary Public
MY COMMISSION EXPIRES: 3/10/2030
File No. 26-25551C

TAMEIKA L. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1419833 DEEDWARR
05/13/2026 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260513-0043010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alex Ramzi and Jila Zivari (NAME)	Alex Ramzi and Jila Zivari (NAME)	042-16-0-225.00
220 Madison Station Rd (STREET ADDRESS)	7369 Sugar Loaf Dr (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Alfred Ronnie Crawford and Deborah Sue Crawford, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Ramzi and Jila Zivari, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. B in the Resubdivision of Lot No. 49 Douglas Levine Subdivision, as of record in Book 4060, Page 193 in the Register's Office for Davidson County, Tennessee.

Said Lot No. B fronts 50 feet on the westerly side of Douglas Street and extends back between lines 279 feet on the Southerly side and north 78 deg. 7' 7" East 274.32 feet on the northerly side, to a deadline in the rear measuring 50.22 feet thereon.

Being the same property conveyed to Alfred Ronnie Crawford and wife, Deborah Sue Crawford by Warranty Deed from Billy G. Williams and wife, R. Jean Williams a/k/a Ranata J. Williams, dated January 11, 1999 and recorded January 14, 1999, of record in Book 11297, Page 127, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 220 Madison Station Blvd., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 11 day of May, 2026.

Alfred Ronnie Crawford

Deborah Sue Crawford

STATE OF TENNESSEE
COUNTY OF Sumner

On this 11 day of May, 2026, before me personally appeared Alfred Ronnie Crawford and Deborah Sue Crawford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of May, 2026.

Notary Signature
My commission expires: 7/11/2026

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO:

Keeley Dill - Esquire
111 Westwood Pl
Brentwood, TN 37027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 May 12, 2026.

Rosemary Holt
Custodian's Signature

5/12/2026
date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th day of May, 2026.

Tameika L Jones
Notary Public

MY COMMISSION EXPIRES: 3/16/2030

