WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202607 DEEDWARR
11/07/2024 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,344.95
20241107-0086695

File #24-TC-8811-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Faryab Lohrasbi and Taraneh Loharsbi, Co-Trustees of The Lohrasbi Family Living Trust U/A dated July 24, 2023	**NEW OWNER**	
(NAME)	(NAME)	**181 14 0A 181.00**
1796 Northumberland Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

LU ZHANG AND NOLAN RYAN SURMA, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

FARYAB LOHRASBI AND TARANEH LOHARSBI, CO-TRUSTEES OF THE LOHRASBI FAMILY LIVING TRUST U/A DATED JULY 24, 2023,

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:

Land in Davidson County, Tennessee, being Unit No. 89 on the plan of THE VILLAS AT CONCORD PLACE, PHASE 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20050922-0114218, as amended in Instrument No. 20061228-0160255, as Supplemented in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete accurate description thereof.

Being the same property conveyed to Lu Zhang, an unmarried person and Nolan Ryan Surma, an unmarried person, joint tenants with rights of survivorship, by Warranty Deed from Rahul Suryavanshi, married, of record in Instrument No. 20180615-0057746, in the Register's Office of Davidson County, Tennessee, dated June 12, 2018, and recorded on June 15, 2018.

Lu Zhang and Nolan Ryan Surma have since married.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE 4, as recorded in Instrument No. 20060317-0031088.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050922-0114218, as amended in Instrument No. 20061228-0160255 and as Supplemented in Instrument No. 20070130-0012170.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051219-0151949.
* Charter for The Villas at Concord Place Homeowners Association Inc., recorded in Instrument No. 20081219-0121383.
* Common Open Space Deed recorded in Instrument No. 20051031-0130768 and Instrument No. 20071017-0123089.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***LU ZHANG****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* **202411070086694**, *Register's Office for* ***Davidson*** *County, Tennessee.*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***NOLAN RYAN SURMA****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* **202411070086693**, *Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 8811 Dolcetto Grove, Brentwood, TN 37027.

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 6th day of November, 2024.

Lu Zhang by Loy Carney, as Attorney-in-Fact

Nolan Ryan Surma by Loy Carney, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LU ZHANG**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LU ZHANG**.

Witness my hand and official seal this **6th** day of **November**, **2024**.

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **NOLAN RYAN SURMA**, and who acknowledged he/she/they executed the same as the free act and deed of the said **NOLAN RYAN SURMA**.

Witness my hand and official seal this **6th** day of **November**, **2024**.

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 6 day of November, 2024.

Affiant Signature
Date 11-6-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026