Karen Johnson Davidson County
Batch# 1375523 DEEDWARR
02/03/2026 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260203-0007574

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-DEER-26-2705

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)
Qing Chen and Jiyoung Chen	**OrangePath Financial Inc.**	
(NAME) **OrangePath Financial Inc.**	(NAME) **3635 Peachtree Industrial Blvd, Ste. 250**	**081-06-0-068.00**
(ADDRESS) **Duluth, GA 30096**	(ADDRESS) **Duluth, GA 30096**	
(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, **IDEL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **QING CHEN AND JIYOUNG CHEN, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit

Being Lot No 54 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Pages 3 and 4, Register's Office for Davidson County, Tennessee

Said Lot No 54 fronts 51 29 feet on the Southerly margin of Deerfield Drive and extends back 127 0 feet on the East line and 130 4 feet on the West line to a dead line, measuring 59 5 feet thereon.

Being the same property conveyed to Idel Estate, LLC, a Tennessee Limited Liability Company by Warranty Deed from The Estate of William Foster Smith of record in Instrument No. 20250206-0009248 Register's Office for Davidson County, Tennessee, dated February 03, 2025 and recorded on February 06, 2025.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 3 and 4, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2909, Page 135, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2705 Deerfield Drive, Nashville, Tennessee 37208**.

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 29th DAY OF JANUARY, 2026.

Idel Estate, LLC

BY: Babak Idelkhani

Babak Idelkhani
Member

BY: Leva Idelkhani

Leva Idelkhani
Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BABAK IDELKHANI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of IDEL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of January, 2026.

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

Notarized online using audio-video communication

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

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEVA IDELKHANI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of IDEL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of January, 2026.

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

Notarized online using audio-video communication

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1-29-26 (date of document).

Affiant Signature

1-30-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

