RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-35851-25

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371152 DEEDWARR
01/20/2026 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260120-0004436

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of January, 2026

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ishak Lamei 632 Lake Terrace Drive Nashville, TN 37217	Same address as new owner	136-14-0-046.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($ 330,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Ronald L. Clevenger, Personal Representative/Executor of Estate of James R. Clevenger**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Ishak Lamei, a single person**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 46 on the Plan of Section 1, Castlegate, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James R. Clevenger and Cynthia H. Clevenger, husband and wife, from James R. Clevenger and Cynthia H. Clevenger, fka Cynthia H. Riggins, husband and wife, by Quitclaim Deed dated May 1, 2019 and recorded May 16, 2019 in Instrument #20190516-0046435, said Register's Office. Also being the same property title to which vested in James R. Clevenger upon the death of his wife, Cynthia H. Clevenger, by reason of their tenancy by the entirety. The said James R. Clevenger has since died unmarried and testate on 9/5/2025. His estate was opened in the Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 25P2388 where Ronald L. Clevenger was appointed as his Executor. His Last Will and Testament gave the proper power to the Executor to sell and convey any real property that the deceased owned at his death.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 632 Lake Terrace Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15 day of January, 2026

GRANTOR(S)

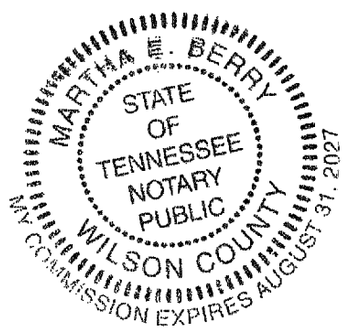
Estate of James R. Clevenger

By: Ronald L Clevenger, Personal Representative/Executor
Ronald L. Clevenger, Personal Representative/Executor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Ronald L. Clevenger, Personal Representative/Executor of Estate of James R. Clevenger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of the Estate.

WITNESS my hand and seal, this the 15 day of January 2026.



Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

Tennessee Certification of Electronic Document

I, **Carly Woodring**, 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 01-15-2026 (date of document).

C Woodring
Affiant Signature

01-15-2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of January, 2026.

Bethany Shipley
Notary's Signature

My Commission Expires: 05-24-2028

Notary's Seal

