# BOX 10-A

## WARRANTY DEED

Karen Johnson Davidson County
Batch # 1375428 DEEDWARR
02/03/2026 12:51:18 PM 2 pgs
Fees: $13.00 Taxes: $1,398.60

20260203-0007456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Albert L. Palathingal

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF January, 2026

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Albert L. Palathingal and Merina Albert | NEW OWNER | |
| (NAME) | (NAME) | |
| 279 E. Kingston Springs Road | | 172 12 0B 242.00 |
| (ADDRESS) | (ADDRESS) | |
| Kingston Springs, TN 37082 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **SCOTT DAVID HOWDYSHELL AND SHAWN ANTHONY HOWDYSHELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT L. PALATHINGAL AND MERINA ALBERT, 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. 504 on the Plan of SECTION TEN, BRADFORD HILLS, R-15 RESIDENTIAL P.U.D., of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 495, and Surveyors Certificate of Correction of record in Book 9219, Page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Nancy G. Thompson and David S. Howdyshell, Jr., as tenants in common with the right of survivorship, by Warranty Deed from Claridge Builders, Inc., of record in Book 9239, Page 171, in the Register's Office of Davidson County, Tennessee, dated January 26, 1994 and recorded on February 02, 1994. The said Nancy G. Thompson died on October 20, 2006, leaving said property to David S. Howdyshell, Jr. See Probate Case 07P316, Seventh Circuit Court Probate Division of Davidson County, Tennessee.**

**David S. Howdyshell, Jr. died testate, devising subject property to Scott David Howdyshell and Shawn Anthony Howdyshell. See Probate Case 25PR-14536, Williamson County Clerk and Master.**

**Property was never a marital resident for Grantors.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 6137 Bradford Hills Dr, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 20th day of January, 2026

SCOTT DAVID HOWDYSHELL

SHAWN ANTHONY HOWDYSHELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott David Howdyshell and Shawn Anthony Howdyshell, the bargainor, 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.

Witness my hand and official seal this 20th day of January, 2026.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Commission expires:

Notary Public

MO2026-61