This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $245,000.00.

Affiant

Subscribed and sworn before me this the 20th day of February, 2024.

Notary Public
My commission expires:

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1103370 DEEDWARR
02/21/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20240221-0012009

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sunshine Enterprises TN LLC	New Owner	043-13-0 267.00
404 Bixler Ave		
Madison, TN 37115		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MOTHERSHIP VENTURES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SUNSHINE ENTERPRISES TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 33 and 34 on the Plan of Crittenden Estates, Block "C", as of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mothership Ventures, LLC by Quitclaim Deed dated 06/27/2013, from Southern Home Rescue, a Tennessee general partnership, of record in Instrument No. 20130703-0069056, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Southern Home Rescue, GP by Deed dated 07/10/2009, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20090710-0064480, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 220 Cherry St., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JH

Witness my hand this the 20th day of February, 2024.

Mothership Ventures, LLC

BY:_____

John L. Hickman, Administrative Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John L. Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Administrative Member of the within named bargainor, a LLC, and that he, as such Administrative Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Mothership Ventures, LLC by the said John L. Hickman as such Administrative Member.

Witness my hand and official seal this 20th day of February, 2024.

My commission expires:

9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 certified true and exact copy of the original document executed and authenticated according to law on 2-20-24.

Affiant Signature

2-21-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY