Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4691

Karen Johnson Davidson County
Batch# 1351875 DEEDWARR
12/01/2025 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20251201-0095063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Cynthia Amma
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of November, 2025

Robynn Miller
Notary Public

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Evan Lockyear and Jacob Lockyear 220 Cherry Street Madison, TN 37115	220 Chery Street Madison, TN 37115	043-13-0-267.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Sunshine Enterprises TN LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Evan Lockyear and Jacob Lockyear, a married couple

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 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 Southern Home Rescue, GP by Cash Deed for Tennessee Deed 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, dated July 02, 2009 and recorded on July 10, 2009.

Being the same property conveyed to Mothership Ventures, LLC by Quitclaim Deed from Southern Home Rescue, a Tennessee General Partnership of record in Instrument No. 20130703-0069056 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 03, 2013.

Being the same property conveyed to Sunshine Enterprises TN, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mothership Ventures, LLC of record in Instrument No. 20240221-0012009 Register's Office for Davidson County, Tennessee, dated February 20, 2024 and recorded on February 21, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 220 Cherry Street, 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 and assigns forever; and we so 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.

Dated this the 24th day of November, 2025.

Sunshine Enterprises TN LLC, a Tennessee Limited Liability Company

By: Robert Lader Jr
Robert Lader, Jr, Owner

STATE OF Florida
COUNTY OF Duval

Before me, Darrell Rodney Smith of the state and county mentioned, personally appeared Robert Lader, Jr, Owner of Sunshine Enterprises TN LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence**), and who, upon oath, acknowledged such person to be Owner of Sunshine Enterprises TN LLC, the within named bargainor, a Limited Liability Company, and that such Robert Lader, Jr, Owner of Sunshine Enterprises TN LLC as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

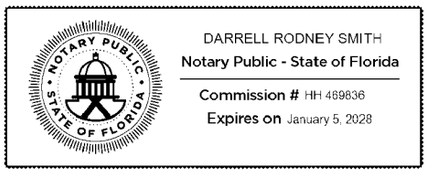
**verified using DRIVER LICENSE

Witness my hand and seal, at office in _____, this 24th day of November, 2025.

Darrell Rodney Smith
_____
Notary Signature

Printed Name: Darrell Rodney Smith

My commission expires: 01/05/2028



Notarized remotely online using communication technology via Proof.

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 11/24/2025 (date of document).

Affiant Signature

11/24/20225
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 24th day of November, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027