This instrument prepared by:

W. Michael Baisley
Long, Ragsdale & Waters, P.C.
1111 N. Northshore Dr., S700
Knoxville, TN 37919

Re: Tax Parcel ID # 147-03-51

The source of Grantor's interest conveyed herein: Corporate Special Warranty Deed of Metropolitan Life Insurance Company dated November 21, 2008 and recorded at Instrument # 20081201-0116283 in the Register's Office for Davidson County, Tennessee.

QUITCLAIM DEED

THIS INDENTURE is made this 22nd day of February, 2018, by **Ashita, LLC**, a Texas limited liability company ("Grantor") to **TN Mapco, LLC**, a Texas limited liability company ("Grantee").

WITNESSETH:

For and in consideration of the sum of ten dollars ($10.00), and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has released and QUITCLAIMED, and does hereby release and QUITCLAIM unto the said Grantee, all of the following real property:

SEE EXHIBIT "A" ATTACHED HERETO

and all of the Grantor's estate, right, title and interest therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, together with all appurtenances, estate, title and interest thereunto belonging to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on the day, month and year first above written.

GRANTOR:

ASHITA, LLC

By: _____
Priti Virani
Its: Managing Member

Bill Garrett Davidson County
Batch# 62676 DEEDQC
02/27/2018 10:19:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180227-0018243

STATE OF TEXAS)
COUNTY OF GALVESTON)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Priti Virani**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the Managing Member of **ASHITA, LLC,** a Texas limited liability company and the within-named Grantor, and that she, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Managing Member.

Witness my hand and seal, this 22nd day of FEBRUARY, 2018.

Notary Public

My Commission Expires: 12-09-2018

CYNTHIA VITABLE
Notary Public, State of Texas
My Commission Expires
December 09, 2018

OATH OF CONSIDERATION

The actual consideration or true value of the property transferred hereby, whichever is greater, is Ten Dollars and 00/100 ($10.00).

ASHITA, LLC

By: _____
Priti Virani
Its: Managing Member

Subscribed and sworn to before me this 22nd day of FEBRUARY, 2018.

Notary Public

My Commission Expires: 12-09-2018

CYNTHIA VITABLE
Notary Public, State of Texas
My Commission Expires
December 09, 2018

New Owner / Send Tax Bills to:

TN Mapco, LLC
2951 Marina Bay Drive
Suite 130 #647
League City, TX 77573

EXHIBIT A

Property Description

BEING A 0.568 ACRE TRACT OF LAND LYING IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING THE NATIONAL CONVENIENCE STORES, INC., PROPERTY AS OF RECORD IN DEED BOOK 6730, PAGE 996, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, AND BEING LOT TWO ON THE PLAN OF BURTON SUBDIVISION AS OF RECORD IN PLAT BOOK 5200, PAGE 374, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT IN THE NORTHERLY MARGIN OF HARDING PLACE, SAID POINT BEING IN THE CENTERLINE OF MILNER DRIVE; THENCE WITH THE NORTHERLY MARGIN OF HARDING PLACE IN AN EASTERLY DIRECTION, A DISTANCE OF 393.85 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND 1/2" IRON PIN AND THE MOST SOUTHEASTERLY CORNER OF LOT 1 ON THE AFOREMENTIONED PLAN OF BURTON SUBDIVISION AND THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE NORTHERLY MARGIN OF HARDING PLACE AND WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID LOT 1 NORTH 26 DEGREES, 44 MINUTES, 33 SECONDS WEST A DISTANCE OF 93.85 FEET TO A FOUND 1/2" IRON PIN IN THE SOUTHERLY LINE OF ELYSIAN PARK SUBDIVISION, SECTION TWO, AS OF RECORD IN BOOK 2854, PAGE 40, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID ELYSIAN PARK SUBDIVISION NORTH 73 DEGREES, 19 MINUTES, 50 SECONDS EAST, PASSING A FOUND 4" SQUARE CONCRETE MONUMENT AT 355.77 FEET, SAID MONUMENT BEING THE MOST SOUTHEASTERLY CORNER OF SAID ELYSIAN PARK SUBDIVISION, THENCE CONTINUING NORTH 73 DEGREES, 19 MINUTES, 50 SECONDS EAST WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE BRUCE E. MOORE ET AL PROPERTY AS OF RECORD IN BOOK 7089, PAGE 675, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, A DISTANCE OF 179.55 FEET, A TOTAL DISTANCE OF 535.32 FEET TO A FOUND 1/2" IRON PIN IN THE NORTHERLY MARGIN OF HARDING PLACE; THENCE WITH SAID NORTHERLY MARGIN OF HARDING PLACE SOUTH 63 DEGREES, 14 MINUTES, 03 SECONDS WEST A DISTANCE OF 527.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.568 ACRES.

BEING ALL OF THE SAME PROPERTY conveyed to Ashita, LLC, a Texas limited liability company, by Corporate Special Warranty Deed of Metropolitan Life Insurance Company dated November 21, 2008 and recorded at Instrument # 20081201-0116283 in the Register's Office for Davidson County, Tennessee.

Tax Parcel ID # 147-03-51 (Davidson County, TN)

The above-described property is believed to have a street address of **440 Harding Place, Nashville, TN.**

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATIONS OTHER THAN THAT IT HAS BEEN ACURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.