Karen Y Johnson Davidson County
Batch# 169247 DEEDQC
11/30/2018 04:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181130-0117255

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| MAPCO Express, Inc.<br>801 Crescent Centre Drive, Suite 300<br>Nashville, Tennessee 37067<br>Attn: Real Estate | Map/Parcel No. 11400023800 | MAPCO Express, Inc.<br>801 Crescent Centre Drive, Suite 300<br>Nashville, Tennessee 37067<br>Attn: Real Estate |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN)<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DR. A.L. YAKABOW, an individual residing in the State of Florida (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to MAPCO EXPRESS, INC., a Delaware corporation (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 626 Old Hickory Boulevard, Nashville, Tennessee 37209.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 30th day of November, 2018.

GRANTOR:

Dr. A.L. Yakabow

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Teresa A Beardsley
Affiant

Subscribed and sworn to before me this 30th day of November, 2018.

Ashley Osgood
Notary Public
My Commission Expires: 11-9-2019

4842-8735-0145.1

STATE OF Florida )
)
COUNTY OF Nassau )

Before me, the undersigned, Preston H. Durrance III a Notary Public in and for the State and County aforesaid, personally appeared DR. A.L. YAKABOW, an individual resident of the State of Florida, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Fernandina Beach, Florida, this the 29 day of November, 2018.

Preston H Durrance III
Notary Public

My Commission Expires: 08/13/2020

NOTARY PUBLIC * STATE OF FLORIDA *

Preston H. Durrance, III
State of Florida
My Comm. Expires 08/13/2020
Commission No. GG 10537

4842-8735-0145.1

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Old Hickory Boulevard also known as State Route 251, width varies and no right-of-way dedication found, at a corner common with the property conveyed to Dr. A. L. Yakabow of record in Book 5232, Page 596 in the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Old Hickory Boulevard, no record found, with the southerly and westerly lines of the property conveyed to AM Investors No. 2, LLC and Norwood Manor, LLC of record in Instrument Number 20160711-0070659 for the following calls:

South 58 deg 38 min 29 sec East 133.15 feet to an existing iron rod;

South 34 deg 54 min 31 sec East, 87.50 feet to an existing 1" pipe;

South 8 deg 54 min 31 sec East, 93.42 feet to an existing iron rod at a corner common with the property conveyed to Southfield Property of record in Instrument Number 20160725-0076297;

Thence through the property conveyed to Southfield Property, North 88 deg 23 min 17 sec West, 197.60 feet to an iron rod set on the easterly right-of-way line of Old Hickory Boulevard, no record found;

Thence with the easterly right-of-way line of Old Hickory Boulevard for the following calls:

North 2 deg 21 min 12 sec West, 12.32 feet to an iron rod set;

North 5 deg 14 min 45 sec East, 216.38 feet to the point of beginning;

Containing 31,607 +/- square feet or 0.726 acres more or less.

The above description was based upon a survey prepared by G. Scott Carter, TN RLS #2391, of Clint Elliott Survey, dated September 11, 2018.

Being the same property conveyed to Dr. A. L. Yakabow by Warranty Deed of record in Book 6426, Page 365, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX