Karen Johnson Davidson County
Batch# 440155 DEEDQC
07/17/2020 03:34:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200717-0078993

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MAPCO Express, Inc. 801 Crescent Centre Drive, Suite 300 Franklin, Tennessee 37067 Attention: Real Estate Dept.	Map/Parcel No. 91-15-0-196	MAPCO Express, Inc. 801 Crescent Centre Drive, Suite 300 Franklin, Tennessee 37067 Attention: Real Estate Dept.
This instrument prepared by: David A. Rutter, Bradley Arant Boult Cummings LLP 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, DONALD RICHARD SADLER, TRUSTEE OF THE DONALD RICHARD SADLER REVOCABLE TRUST U/A DATED FEBRUARY 18, 2016 and DONALD RICHARD SADLER, TRUSTEE OF THE PEGGY ANN SADLER REVOCABLE TRUST U/A DATED FEBRUARY 18, 2016 (collectively, 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 5025 Charlotte Pike, Nashville, Tennessee 37209.

[Signatures appear on the following page]

STATE OF TENNESSEE
COUNTY OF Williamson

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

Fidelity National Title Ins. Co.
By: _____
Affiant

Subscribed and sworn to before me this 17th day of July 2020.

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Brina Mathis
Notary Public
My Commission Expires: 4-21-2024

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 17 day of July 2020.

GRANTOR:

Donald Richard Sadler, Trustee

Donald Richard Sadler, Trustee of the Donald Richard Sadler Revocable Trust U/A dated February 18, 2016

Donald Richard Sadler, Trustee

Donald Richard Sadler, Trustee of the Peggy Ann Sadler Revocable Trust U/A dated February 18, 2016

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Keene W. Bartley, the undersigned, a Notary Public in and for said County and State, the within named Donald Richard Sadler, as Trustee of the Donald Richard Sadler Revocable Trust U/A dated February 18, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16 day of July 2020.

Notary Public

My Commission Expires: 1/8/24

STATE OF Tennessee)
)
COUNTY OF Dawson)

Personally appeared before me, Regina W. Bartley, the undersigned, a Notary Public in and for said County and State, the within named Donald Richard Sadler, as Trustee of the Peggy Ann Sadler Revocable Trust U/A dated February 18, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16 day of July 2020.

Notary Public

My Commission Expires: 1/8/24

EXHIBIT A

DESCRIPTION OF PROPERTY

Real property located in Davidson County, Tennessee, being more particularly described as follows:

Tract 1

Beginning at the intersection of the Southerly margin of Charlotte Pike and the Westerly margin of a 10 feet alley and being 150 feet East of the Easterly margin of 51st Ave. No.; thence with the Westerly margin of alley South 6°25' East 60.0 feet to a point; thence to the right with an interior angle of 89°54' South 83°41' West 50.0 feet to a point; thence to the right with an interior angle of 90°06', North 6°25' West 60.0 feet to a point on the Southerly margin of Charlotte Pike; thence to the right with an interior angle of 89°54', North 83°41' East 50.00 feet to the point of beginning and making an interior angle of 90°06' with the first call of this description.

Tract 2

Beginning at a point in the Southerly margin of Charlotte Pike, said beginning point being 75.00 feet East of the Southeast corner of Charlotte Pike and 51st Avenue North; thence with the Southerly margin of Charlotte Pike North 83°41' East 25.0 feet to a point; thence to the right with an interior angle of 90°06' South 6°25' East 60.00 feet to a point; thence to the right with an interior angle of 89°54' South 83°41' West, 25.00 feet to a point; thence to the right with an interior angle of 90°06' North 6°25' West 60.00 feet to the point of beginning and making an interior angle of 89°54' with the first call of this description.

Tract 3

Beginning at a point in the Easterly margin of 51st Ave. No., said point being 185 feet South of the Southerly margin of Charlotte Pike; thence with a line between tracts 2 and 5 North 83°41' East 150.00 feet to a point on the Westerly margin of a 10 foot alley; thence to the right with an interior angle of 90°06' South 6°25' East 55 feet to a point; thence to the right with an interior angle of 89°54' with the line between tracts 5 and 6 South 83°41' West 150 feet to a point on the Easterly margin of 51st Ave. No.; thence to the right with an interior angle of 90°06' with the Easterly margin of 51st Ave. No., North 6°25' West, 55.0 feet to the point of beginning and making an interior angle of 89°54' with the first call of this description.

Tract 4

Beginning at a point on the Easterly margin of 51st Ave. No., said point being 85.5 feet North of the Northerly margin Park Avenue; thence with the line between Tracts 5 and 6 North 83°41' East 150.00 feet to a point on the Westerly margin of a 10 foot alley; thence to the right with an interior angle of 90°06' with the Westerly margin of said alley South 6°25' East 42.5 feet to a point; thence to the right with an interior angle of 89°54' with the line between tracts 6 and 7, South 83°41' West 150.0 feet to a point on the Easterly margin of 51st Ave. No.; thence to the right with an interior angle of 90°06' with the Easterly margin of 51st Ave. No., North 6°25' West, 42.5 feet to the point of beginning.

Tract 5

Beginning at the intersection of the Northerly margin of Park Ave. and the Easterly margin of 51st Ave. No.; thence with the Easterly margin of 51st Ave. No., North 6°25' West, 43.0 feet to a point; thence to the right with an interior angle of 89°54', North 83°41' East, 150.00 feet to a point on the Westerly margin of a 10 foot alley; thence to the right with an interior angle of 90°06' with the Westerly margin of said

alley, South 6°25' East 43.0 feet to a point on the Northerly margin of Park Ave.; thence to the right with an interior angle of 89°54' with the Northerly margin of Park Ave. South 83°41' West 150.00 feet to the point of beginning and making an interior angle of 90°06' with the first call of this description.

Tract 6

Beginning at a point in the Easterly, margin of 51st Avenue North 120 feet South of the Southerly margin of Charlotte Avenue; thence with the margin of said 51st Avenue North, Southerly 65 feet to a point which is 140 feet north of Park Avenue; thence Easterly parallel to the North margin of Park Avenue 150 feet to the Westerly margin of a. 10-foot alley dedicated in the deed of record in Book 437, Page 617, said Register's Office; thence with the margin of said alley Northerly 65 feet to a point 120 feet South of Charlotte Avenue; thence Westerly parallel to the Southerly margin of Charlotte Avenue, 150 feet to the point of beginning.

Tract 7

Beginning at a point in the Easterly margin of 51st Avenue, North, formerly 10th Street, 60 feet South of the Southeast corner of 51st Avenue, North, and Charlotte Avenue; thence Southwestwardly, with the Easterly margin of 51st Avenue, North, 60 feet to a point; thence Eastwardly and parallel with the South margin of Charlotte Avenue, 150 feet to a point in the Westerly margin of a 10-foot alley; thence Northwardly and parallel with the Easterly margin of 51st Avenue, North, 60 feet to a point 60 feet South of Charlotte Avenue; thence Westwardly and parallel with the South margin of Charlotte Avenue, 150 feet to the point of beginning.

Tract 8

Beginning at the Southeast corner of 51st Avenue North, formerly called 10th Street, and Charlotte Avenue; running thence in an Easterly direction along the South margin of Charlotte Avenue 75 feet to a point; thence at right angles Southwardly 60 feet to a point; thence at right angles Westerly and parallel with said Charlotte Avenue 75 feet to a point in the East margin of said 51st Avenue North; thence at right angles Northerly along the East margin of said 51st Avenue North 60 feet to the South margin of Charlotte Avenue, which is the point of beginning.

Being the same property conveyed to Donald Richard Sadler, Trustee of the Donald Richard Sadler Revocable Trust u/a dated February 18, 2016 as to a fifty percent (50%) undivided interest, and to Donald Richard Sadler, Trustee of the Peggy Ann Sadler Revocable Trust u/a dated February 18, 2016, as to a fifty percent (50%) undivided interest by Deed of record in Instrument No. 20160607-0057145, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

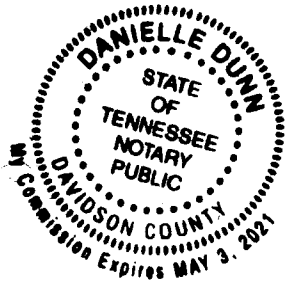
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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