Karen Johnson Davidson County
Batch# 584981 DEEDQC
03/04/2021 03:32:43 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210304-0028733

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
SE Nashville Burkitt, LLC 9010 Overlook Blvd. Brentwood, Tennessee 37027	New Owner	186-00-0-013.00 186-00-0-011.00 186-00-0-012.00 186-00-0-013.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SUNOCO RETAIL LLC**, a Pennsylvania limited liability company, successor-by-merger to MACS RETAIL, LLC, a Virginia limited liability company (hereinafter collectively referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **SE NASHVILLE BURKITT, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this ___ day of February, 2021, but is effective as of the ___ day of _____, 2021.

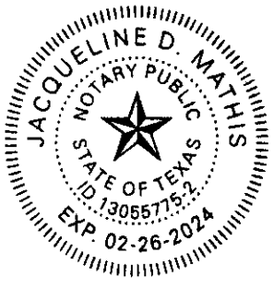
GRANTOR:

SUNOCO RETAIL LLC,
a Pennsylvania limited liability company,
successor-by-merger to MACS RETAIL, LLC,
a Virginia limited liability company

By:_____
Name: Vincent Record
Title: Senior Manager

STATE OF TEXAS)
)
COUNTY OF DALLAS)

This Quit Claim Deed was acknowledged before me on this 26th day of February, 2021, by Vincent Record (or other officer authorized to execute the instrument) of SUNOCO RETAIL LLC, a Pennsylvania limited liability company, successor-by-merger to MACS RETAIL, LLC, a Virginia limited liability company, the within named bargainor, on behalf of the limited liability company.



_____
Notary Public in and for the
State of Texas

AFFIDAVIT OF VALUE

I, Vincent Record, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 26th day of February, 2021.

Affiant

Notary Public

My Commission Expires: 2/26/2024

JACQUELINE D. MATHIS NOTARY PUBLIC STATE OF TEXAS ID 130557752 EXP. 02-26-2024

EXHIBIT "A"

Legal Description of the Property

Land situated in 31st Council District of Davidson County, Tennessee and being the same land that is described in Instrument No 201605110046924, as recorded in the Register's Office for Davidson County Tennessee (R.O.D.C.,TN) and is more particularly described as follows:

Commencing at the approximate centerline intersection of Old Burkitt Road and Nolensville Pike, thence South 69 degrees 15 minutes 01 seconds East, a distance of 67 feet to the Point of Beginning of the herein described tract, said corner being a 5/8" iron rod with Gresham Smith cap;

Thence, with the southern right of way of Old Burkett Road the following three calls:

South 84 degrees 54 minutes 57 seconds east, a distance of 477.72 feet to a 1/2" iron rod with Gresham Smith cap, the beginning of a concave curve to the south, said curve having a radius of 191.89 feet,

Thence, southeasterly along said curve, with a chord bearing South 60 degrees 50 minutes 33 seconds East and a chord distance of 152.20 feet through a central angle of 46 degrees 43 minutes 45 seconds an arc distance of 156.50 feet to a ½" iron rod with Gresham Smith cap;

Thence South 39 degrees 15 minutes 05 seconds East, a distance of 440.14 feet, to a 5/8" iron rod with Atwell RLS#2558 cap in the northerly right of way of Burkitt Road;

Thence along said right of way, South 88 degrees 15 minutes 45 seconds West, a distance of 536.49 to a set mag nail with Gresham Smith washer in the easterly right of way of Nolensville Pike;

Thence with said right of way for the remaining two calls;

North 36 degrees 31 minutes 11 seconds West, a distance of 352.09 feet to a ½" iron rod disturbed;

North 36 degrees 34 minutes 44 seconds west, a distance of 237.39 feet, to the Point of Beginning of the herein described land, having an area containing 233,751.84 square feet or 5.37 acres of land, as shown on an ALTA Survey dated January 21, 2021, prepared by Christopher L. Goetz, TN RLS 2660 under Gresham Smith Project Number 44520.

Being the same property conveyed to SE Nashville Burkitt, LLC, by deed of record as Instrument Number 20210304-0028732, Register of Deeds for Davidson County, Tennessee

Appurtenant Easement:
Sewer Easement Agreements of record in Book 6744, page 273, Register of Deeds Office for Williamson County, Tennessee, and in Instrument No. 20160511-0046925, Register of Deeds Office for Davidson County, Tennessee, encumbered by Deed of Trust, Absolute Assignment of Leases and Rents and Security Agreement (Including Fixture Filing) of record in Book 6535, page 156, as subordinated pursuant to Lender's Consent and Subordination in Book 6744, page 273, Register of Deeds office for Williamson County, Tennessee, and Instrument No. 20160511- 00464925, Register of Deeds Office for Davidson County, Tennessee.