Karen Johnson Davidson County
Batch# 1039450 DEEDWARRSP
08/17/2023 11:41:30 AM 7 pgs
Fees: $38.00 Taxes: $8,880.00
20230817-0064247

SPECIAL WARRANTY DEED	STATE OF Tennessee } COUNTY OF Davidson } The actual consideration or value, whichever is greater for this transfer is $2,400,000.00 Affiant Subscribed and sworn to before me This 16th day of August, 2023. William Altus Pryor Notary Public WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026 My Commission Expires: _____

Address New Owner as:	Tax Bill To:	Map / Parcel
TA Operating LLC c/o TravelCenters of America Inc. 255 Washington Street Newton, MA 02458	**New Owner**	**183 00 0 133.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **T. Michael Hayes and wife Judy A. Hayes** (individually and collectively, the "Grantor"), whose address is 6600 Ormond Drive, Nashville, TN 37205, have bargained and sold, and by these presents do transfer and convey unto **TA Operating LLC, a Delaware limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

SEE EXHIBIT A

This improved property known as: 936 Firestone Parkway, La Vergne, Tennessee 37086.

This Conveyance is subject to the following:

SEE EXHIBIT B

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

AND Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

AND Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever, subject however to the matters set forth on Exhibit B.

(Signature Page Follows)

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 16th day of August, 2023.

Grantor:

T. Michael Hayes

Judy A. Hayes

STATE OF Tennessee }
COUNTY OF Davidson }

On this 16th day of August, in the year 2023, before me the undersigned, personally appeared **T. Michael Hayes**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 16th day of August, 2023.

Notary Public

My Commission Expires:



STATE OF Tennessee }
COUNTY OF Davidson }

On this 16th day of August, in the year 2023, before me the undersigned, personally appeared **Judy A. Hayes**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 16th day of August, 2023.

William Altus Pryor
Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

EXHIBIT A

Legal Description of the Property

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN-NASHVILLE-DAVIDSON COUNTY, TENNESSEE IN INTERCHANGE CITY INDUSTRIAL PARK, BEING SOUTH OF FIRESTONE PARKWAY, AN 80' RIGHT-OF-WAY, AND WEST OF GOULD BOULEVARD, A 60' RIGHT-OF-WAY, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE SOUTH MARGIN OF FIRESTONE PARKWAY, SAID IRON PIN BEING IN THE NORTH LINE OF A TRACT OF MCDOWELL DEVELOPMENT CORPORATION AS EVIDENCED IN DEED BOOK 4419, PAGE 194, R.O.D.C., TN, AND BEING LOCATED 625.00' EAST OF THE EAST MARGIN OLD HICKORY BOULEVARD, THENCE,

1. S 85 DEG. 56 MIN. E A DISTANCE OF 109.04' WITH THE SOUTH MARGIN OF FIRESTONE PARKWAY TO AN IRON PIN, THE BEGINNING OF A CURVE, THENCE,

2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2252.87' AND A CENTRAL ANGLE OF 8 DEG. 25 MIN. 07 SEC. (CHORD BEARING AND DISTANCE OF S 81 DEG. 43 MIN. 26 SEC. E 330.72') A DISTANCE OF 331.02' WITH THE SOUTH MARGIN OF FIRESTONE PARKWAY TO AN IRON PIN, THE WESTERLY RETURN AT THE INTERSECTION OF FIRESTONE PARKWAY AND GOULD BOULEVARD, THENCE,

3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 91 DEG. 24 MIN. 53 SEC. (CHORD BEARING AND DISTANCE OF S 31 DEG. 48 MIN. 27 SEC. E. 35.79') A DISTANCE OF 39.89' TO AN IRON PIN, THE SOUTHWEST RETURN ON THE WEST MARGIN OF GOULD BOULEVARD, THENCE,

4. S 13 DEG. 54 MIN. W A DISTANCE OF 23. 72' WITH THE WEST MARGIN OF GOULD BOULEVARD TO AN IRON PIN, THENCE,

5. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 746.20' AND A CENTRAL ANGLE OF 15 DEG. 39 MIN. 22 SEC. (CHORD BEARING AND DISTANCE OF S 6 DEG. 04 MIN. 19 SEC. W 203.27') A DISTANCE OF 203.90' WITH THE WEST MARGIN OF GOULD BOULEVARD TO AN IRON PIN, A CORNER OF LOT 1 UNION ACRES AS EVIDENCED IN BOOK 3700, PAGE 155, R.O.D.C., TN, THENCE,

6. N 18 DEG. 17 MIN. W A DISTANCE OF 121.82' WITH THE EAST LINE OF LOT 1 UNION ACRES TO AN IRON, THE NORTHEAST CORNER OF LOT 1 UNION ACRES, THENCE,

7. N 86 DEG. 37 MIN W A DISTANCE OF 402.39' WITH THE NORTH LINE OF LOT 1 UNION ACRES TO AN IRON PIN, THE SOUTHEAST CORNER OF MCDOWELL DEVELOPMENT CORPORATION, THENCE,

8. N 4 DEG. 04 MIN. E A DISTANCE OF 171.92' SEVERING MCDOWELL'S PROPERTY TO THE POINT OF BEGINNING

BEING THE SAME PROPERTY CONVEYED TO T. MICHAEL HAYES AND WIFE, JUDY A. HAYES BY QUITCLAIM DEED FROM DMH HAYES PARTNERSHIP, A TENNESSEE PARTNERSHIP OF RECORDS IN INSTRUMENT 20090114-0003669 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Exceptions

1. **Taxes and assessments for the year 2023, and subsequent years, a lien not yet due and payable.**

2. **EASEMENT DEED AND CONVEYANCE OF WATER-SEWER FACILITIES of record in Book 4699, Page 585, in the Register's Office of Davidson County, Tennessee.**

3. **AGREEMENT FOR DEDICATION OF EASEMENT SANITARY SEWER AND APPURTENANCES of record in Book 10499, Page 1, in the Register's Office of Davidson County, Tennessee.**

4. **AGREEMENT FOR DEDICATION OF EASEMENT FOR STORM DRAINAGE of record in Instrument No. 20050406-0037547, in the Register's Office of Davidson County, Tennessee.**

Tennessee Certification of Electronic Document

I, _____, 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 **08/16/2023** (date of document).

_____
Affiant Signature

08/16/2023
Date

State of IL

County of Cook

Sworn to and subscribed before me this **16th** day of **August**, 2**023**.

_____
Notary's Signature

MY COMMISSION EXPIRES: 2-21-25

NOTARY'S SEAL

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025