Karen Johnson Davidson County
Batch# 1072337 DEEDWARRSP
11/16/2023 08:36:30 AM 7 pgs
Fees: $38.00 Taxes: $2,610.11
20231116-0089276

THIS INSTRUMENT PREPARED BY:
James W. Hollis Jr., Esquire
c/o Circle K Stores Inc.
19500 Bulverde Rd., Suite 100
San Antonio, Texas 78259

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Circle K Stores, Inc. 4080 W. Jonathan Moore Pike Columbus, IN 47201	Circle K Stores, Inc. P.O. Box 347 Columbus, IN 47202	147-000-00.700

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MAPCO EXPRESS, INC., a Delaware corporation, successor-in-interest to Mapco Petroleum, Inc., a Delaware corporation, having an address of 801 Crescent Centre Dr., Suite 300, Franklin, TN 37067 ("Grantor"), have/has bargained and sold, and by these presents does hereby transfer and convey unto MACSNEWCO LLC, a Delaware limited liability company, having an address of 4080 W. Jonathan Moore Pike, Columbus, IN 47201 ("Grantee"), and its successors and assigns, certain real property in Davidson County, Tennessee, described as follows:

A tract of land in the First Civil District of Davidson County, Tennessee, being parcel No. 7 on Metro Property Map 147 and also being more particularly described according to a survey by Roger H. Fuqua, dated January 3, 1983, as follows:

Beginning at an existing iron pin on the Northerly right-of-way line of Wallace Road at the Easterly end of the Northeasterly return curve at Wallace Road and Nolensville Road and proceeding; with said return curve radius 25.00', Northwestwardly a distance of 48.11 feet to an existing iron pin on the Easterly right-of-way line of Nolensville Road, U.S. 31-A and 41-A, state Route 11 as widened; said curve has a chord bearing and distance of North 72 Degrees 08 Minutes 00 Seconds West, 41.024 feet; thence, with said right-of-way line, North 17 Degrees 00 Minutes 00 Seconds West, a distance of 136.29 feet to an existing iron pin; thence, leaving said right-of-way line, North 73 Degrees 00 Minutes 00 Seconds East a distance of 179,00 feet to an existing iron pin; thence, South 17 Degrees 00 Minutes 00 Seconds East a distance of 107.54 feet to an iron pin set on the Northerly right-of-way line of Wallace Road; thence, with the Northerly right-of-way line of Wallace Road, Southwestwardly with a curve to the left radius 1457.40' a distance of 63.30 feet to an existing iron pin, said curve has a chord bearing and distance of South 53 Degrees 58 Minutes 39 Seconds West 63.30 feet; thence, with said right-of-way line South 52 Degrees 44 Minutes 00 Seconds West a distance of 91.14 feet to the point of beginning and containing 24,637 square feet or 0.566 of an acre.

Less and Except that portion sold at Instrument No. 20190416-0034520, Registers Office for Davidson County, Tennessee.

BEING A PORTION OF THE SAME property conveyed to Mapco Petroleum Inc. by Special Warranty Deed from Sixth NCS Realty Company of record in Book 7949, Page 604, Registers Office for Davidson County, Tennessee, dated September 28, 1989 and recorded on September 29, 1989. Mapco Petroleum Inc. is now known as Mapco Express, Inc., a Delaware corporation, pursuant to the Affidavit of record in Instrument No. 200208020092826, said Register's Office.

This is (_X_) improved (____) unimproved property, known as 4190 Nolensville Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD said real property, together with the appurtenances and hereditaments thereunto belonging or in any way appertaining to Grantee, its successors and assigns, forever.

Said property is conveyed subject to the matters set forth on Exhibit A attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed effective as of the 1st day of November, 2023.

GRANTOR:

MAPCO EXPRESS, INC.,
a Delaware corporation

By: Katie West
Name: Katie West
Title: Secretary

By: Keith Slater
Name: Keith Slater
Title: Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Keith Slater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Treasurer of Mapco Express, Inc., a Delaware corporation, and is authorized by the corporation, to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 20th day of October, 2023.

Cynthia A Evans-Dill
Notary Public

My Commission Expires: July 7, 2025

CYNTHIA A. EVANS-DILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Katie West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary of Mapco Express, Inc., a Delaware corporation, and is authorized by the corporation, to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 20th day of October, 2023.

Cynthia A Evans-Dill
Notary Public

My Commission Expires: July 7, 2025

CYNTHIA A. EVANS-DILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $705,435.00.

Affiant

Sworn to and subscribed before me this 23rd day of October 2023.

Notary Public

My Commission Expires:

1/8/24

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

Exhibit A

Permitted Encumbrances

1. Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.
2. All matters that would be revealed by an accurate survey or inspection of the Property.
3. Any lease, grant, exception or reservation of mineral or mineral rights together with any rights appurtenant thereto.
4. Easement of record in Book 4207, Page 62, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jennifer Gaytan, 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 November 1, 2023 (date of document).

Affiant Signature

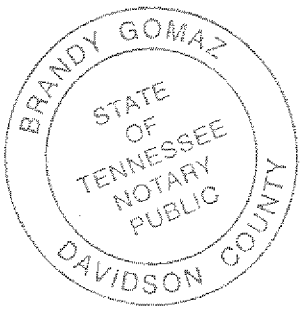
November 1, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of November, 2023.



Brandy Gomaz

Notary's Signature

My Commission Expires: 5/5/25