Karen Johnson Davidson County
Batch# 1072337 DEEDWARRSP
11/16/2023 08:36:30 AM 7 pgs
Fees: $38.00 Taxes: $2,686.90
20231116-0089277

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	161-04-0-106

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, Metropolitan Nashville-Davidson County, Tennessee, being Lots 4 and 5 as shown on the plan of Tusculum Fields as of record in Book 2330, Page 16, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Strasser Drive at the common corner of Lots 4 and 29 on the plan of Tusculum Fields, of record as noted above; said iron pin being North 80 degrees 37 minutes 58 seconds East, 93.03 feet from the easterly end of the southerly return curve at Strasser Drive and Nolensville Pike as measured along the southerly right-of-way of Strasser Drive and proceeding as follows:

1. With the common line between Lots 4 and 29, South 09 degrees 24 minutes 10 seconds East, 133.70 feet (field measured, plat shows 134.00 feet) to an iron pin set at the southwesterly corner of Lot No. 29 and being in the northerly line of Lot No. 5; thence,
2. North 81 degrees 16 minutes 59 seconds East, 18.84 feet; (field measured, plat shown 18.72 feet) to an existing concrete monument at the common corner of Lots 5 and 6; thence,
3. With the common line between Lots 5 and 6, South 14 degrees 41 minutes 07 seconds West, 154.70 feet (field measured, plat shows 153.00 feet) to an iron pin set on the northerly right-of-way of Tusculum Road; thence,

4. With the northerly right-of-way of Tusculum Road, North 75 degrees 04 minutes 57 seconds West, 64.97 feet to a concrete monument, existing, at the beginning of a curve; thence,
5. With said curve to the right (radius 24.50 feet), northwesterly a distance of 28.22 feet and having a chord bearing and distance of North 42 degrees 17 minutes 39 seconds West, 26.69 feet to an Iron pin. existing, on the easterly right-of-way of Nolensville Pike, U.S. 31-A and 41-A; thence,
6. With, the easterly right-of-way of Nolensville Pike, North 9 degrees 24 minutes 57 seconds West, (passing the common corner of Lots 4 and 5 at 92.00 feet) a total distance of 201.07 feet to an iron pin, existing, at the beginning of a curve; thence,
7. With said curve to the right (radius 25.00 feet), northeasterly a distance of 39.27 feet, having a chord bearing and distance of North 35 degrees 37 minutes 58 seconds East, 35.355 feet to an iron pin set, on the southerly right-of-way of Strasser Drive; thence,
8. With the southerly right-of-way of Strasser Drive, North 80 degrees 37 minutes 58 seconds East 93.03 feet to the point of beginning and containing 29,277 square feet or 0.672 of an acre, more or less.

BEING THE SAME property conveyed to Mapco Petroleum Inc. by Deed from Sixth NCS Realty Company, a Texas corporation, dated September 29, 1989 and recorded on October 2, 1989, of record in Book 7951, Page 444, Register's Office for Davidson County, Tennessee. 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 5040 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

202311160089277

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 26th 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 26th 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 $726,188.00.

Affiant

Sworn to and subscribed before me this 3rd day of Oct, 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. Subject to all matters shown on the Plan of record in Plat Book 2330, Page 16, as amended by Amendment of record in Book 3467, Page 489, Register's Office for Davidson County, Tennessee.
5. Terms and provisions contained in Tusculum Fields Restrictive Covenants of record in Book 2495, Page 365, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
6. Easement to Radnor Water District and the Southern Bell Telephone and Telegraph Company of record in Book 3429, Page 435, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances of record in Book 6380, Page 226, 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

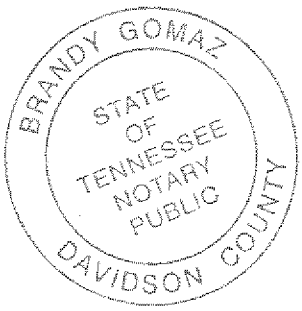
November 1, 2023

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