Karen Johnson Davidson County
Batch# 1072337 DEEDWARRSP
11/16/2023 08:36:30 AM 7 pgs
Fees: $38.00 Taxes: $2,846.71
20231116-0089278

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	095-15-0-037.00

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 Metropolitan Nashville, Davidson County, Tennessee, formerly the Third Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way of McGavock Pike at the southeasterly corner of Lot No. 22 on the plan of Merry Oaks Subdivision, Section Two as of record in Book 2133, Page 8, Register's Office, Davidson County, Tennessee, thence,

1. with the westerly right-of-way of McGavock Pike with a curve to the right (radius 1400.47 feet) southwesterly a distance of 225.91 feet to an existing iron pin; said curve has a chord bearing and distance of South 25 degrees 58 minutes 11 seconds West, 225.665 feet; thence,

2. South 77 degrees 08 minutes 30 seconds West, 64.00 feet to an existing iron pin on the northerly right-of-way of New Elm Hill Pike; thence,

3. with the northerly right-of-way of New Elm Hill Pike North 66 degrees 59 minutes 33 seconds West, 230.00 feet to an existing iron pin in the common line of the herein-described tract and Mud Tavern Properties, Ltd., Inc. of record in Book 7151, Page 435, R.O.D.C., Tennessee and Book 5685, Page 690, R.O.D.C., Tennessee; thence,

4. with the common line of Mud Tavern and the herein-described tract (and being the southerly margin of old abandoned right-of-way of N.C. and St. L. Railroad) North 75 degrees 20 minutes 03 seconds East, 145.37 feet to an iron pin set; thence,

5. North 69 degrees 49 minutes 55 seconds East, 165.00 feet to an iron pin set; thence,

6. North 66 degrees 49 minutes 29 seconds East, 78.36 feet to an iron pin set in the southerly line of Lot No. 22 Merry Oaks Subdivision, Section Two, thence, With the southerly line of Lot 22 North 63 degrees 19 minutes 05 seconds East, 6.00 feet to the point of beginning

BEING THE SAME property conveyed to MAPCO Petroleum Inc. by Deed from Seventh NCS Realty company, a Texas corporation, dated September 28, 1989, and recorded on September 29, 1989, of record in Book 7949, Page 609, Register's Office for Davidson County, Tennessee. MAPCO Petroleum Inc., is now known as Mapco Express, Inc., a Delaware corporation, by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 200208020092826, said Register's Office.

This is (_X__) improved (____) unimproved property, known as 2406 Elm Hill Pike, Nashville, TN 37214.

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)

202311160089278

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: _____
Name: Katie West
Title: Secretary

By: _____
Name: Keith Slater
Title: Treasurer

202311160089278

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 $769,380.00.

Affiant

Sworn to and subscribed before me this 23rd 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 2133, Page 8, 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

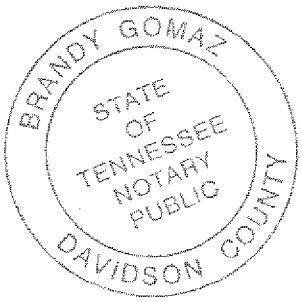
November 1, 2023

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