Karen Johnson Davidson County
Batch# 1072337 DEEDWARRSP
11/16/2023 08:36:30 AM 7 pgs
Fees: $38.00 Taxes: $2,334.96
20231116-0089279

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	120-01-0-141.00

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 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, formerly the Second Civil District of Davidson County, Tennessee, lying southwest of Murfreesboro Pike and northwest of Glengarry Drive and being Lot No. 1 on the plan of Glengarry Park Commercial Development, Section II, revised as of record in Book 4175, Page 122, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin on the southwesterly right-of-way line of Murfreesboro Pike at the northerly end of the southwesterly return curve at the intersection of Murfreesboro Pike and Glengarry Drive and proceeding as follows:

1. With said return southwestwardly with a 25-foot radius curve to the right 39.21 feet to an existing iron pin on the northwesterly right-of-way line of Glengarry Drive, said curve has a chord bearing and distance of South 04 degrees 03 minutes 01 seconds East, 35.31 feet; thence,
2. With the northwesterly right-of-way line of Glengarry Drive South 40 degrees 58 minutes 21 seconds West, 24.98 feet to an existing iron pin; thence,
3. With a 290.11-foot radius curve to the left 124.76 feet to an existing iron pin, said curve has a chord bearing and distance of South 28 degrees 52 minutes 23 seconds West, 123.80 feet; thence,

4. Leaving said drive North 74 degrees 11 minutes 20 seconds West, 68.22 feet to an existing iron pin; thence,
5. North 48 degrees 43 minutes 41 seconds West, 140.03 feet to an existing iron pin; thence,
6. North 41 degrees 09 minutes 18 seconds East, 199.81 feet to an existing iron pin on the southwesterly right-of-way of Murfreesboro Pike; thence,
7. With the southwesterly right-of-way of Murfreesboro Pike, South 48 degrees 49 minutes 06 seconds East, 150.21 feet to the point of beginning.

BEING THE SAME property conveyed to Mapco Petroleum Inc., a Delaware corporation by Special Warranty Deed from Sixth NCS Realty Company, a Texas corporation of record in Book 7949, Page 619, Register's 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, 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 1191 Murfreesboro Pike (a/k/a 1189 Murfreesboro Pike), Nashville, TN 37217.

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.

Notary Public

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.

Notary Public

My Commission Expires: July 7, 2025

202311160089279

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $631,070.00.

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 4175, Page 122, 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

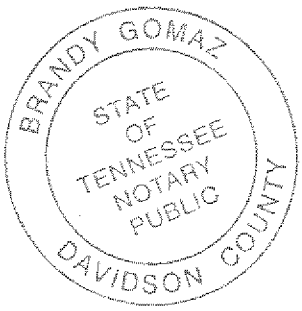
November 1, 2023

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