Karen Johnson Davidson County
Batch# 1072337 DEEDWARRSP
11/16/2023 08:36:30 AM 7 pgs
Fees: $38.00 Taxes: $781.20
20231116-0089280

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	107-13-0-129.00

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 of Davidson County, Tennessee, being a part of Lot No. 17 on the map showing Subdivision of M. W. Williams' Land, as of record in Book 547, Page 63, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a P.K. nail set at the intersection of the Northerly margin of Thompson Place and the Easterly margin of Murfreesboro Road, U.S. 70S and 41; thence, with the Easterly margin of Murfreesboro Road, North 49 degrees 59 minutes 39 seconds West, 100.85 feet to an existing iron pin at the original common corner of Lots 16 and 17 of the above noted Subdivision; thence, with the common line between Lots 16 and 17, North 43 degrees 38 minutes 04 seconds East, 150.00 feet to an existing iron pin; thence, severing Lot 17, South 41 degrees 18 minutes 59 seconds East, 161.82 feet to an existing iron pin on the Northerly margin of Thompson Place; thence, South 75 degrees 53 minutes 23 seconds West, 35.50 feet to a P.K. nail set at the beginning of a curve; thence, with said curve to the left (radius 325.0 feet) Southwesterly a distance of 108.20 feet to the point of beginning, said curve has a chord bearing and distance of South 66 degrees 21 minutes 07 seconds West, 107.71 feet.

BEING THE SAME property conveyed to MAPCO Petroleum Inc. by Deed of record in Book 7949, Page 614, 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 1090 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.

Cynthia A. Evans-Dill
Notary Public

My Commission Expires: July 7, 2025

CYNTHIA A. EVANS-DILL
NOTARY PUBLIC
TENNESSEE
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
NOTARY PUBLIC
STATE OF TENNESSEE
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 $211,134.00.

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. Subject to all matters shown on the Plan of record in Plat Book 547, Page 63, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sidewalks, Utilities & Storm Drainage of record in Instrument No. 20101103-0088036 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

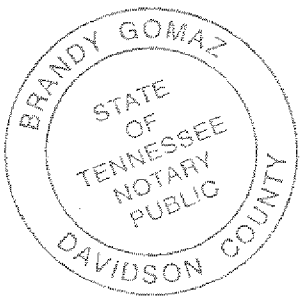
November 1, 2023

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