Karen Johnson Davidson County
Batch# 1073287 DEEDWARRSP
11/17/2023 03:44:30 PM 7 pgs
Fees: $38.00 Taxes: $4,206.57
20231117-0089951

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	146-04-0-162.00

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 6th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of the land owned by May Overton Estates, as of record in Book 421, Page 159, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin, 9.5 feet easterly from the westerly margin of Trousdale Drive, as widened, said point being North 4 degrees 14 minutes East, 861.3 feet from the northeast corner of Lot No. 248 on the Plan of Crieve Hall Estates, Section 3, as of record in Book 2133, Page 59, said Register's Office; thence in a westerly direction with a severance line, North 86 degrees 07 minutes 30 seconds West, 210.00 feet to an iron pin, the southwest corner of the herein described property; thence, in a northerly direction with a severance line, North 3 degrees 52 minutes 30 seconds East, 200.00 feet to an iron pin in the southerly line of the property conveyed to Harpeth Village Development Company by Deed from Overton Development Corporation, of record in Book 4219, Page 610, said Register's Office, being the northwest corner of the herein described

property; thence, in an easterly direction with said southerly line, South 86 degrees 07 minutes 30 seconds East, 210.00 feet to an iron pin, 10 feet easterly from the westerly margin of Trousdale Drive, being the northeast corner of the herein described property; thence, in a southerly direction, South 3 degrees 52 minutes 30 seconds West, 200.00 feet to an iron pin, the point of beginning.

BEING THE SAME property conveyed to Mapco Petroleum Inc. by Warranty deed from E-Z Serve Convenience Stores, Inc of record in Book 10463, Page 824, Register's Office for Davidson County, Tennessee, dated May 16, 1997, and recorded on May 22, 1997. 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 Affidavit of record in Instrument No. 200208020092826 said Register's Office.

This is (_X__) improved (____) unimproved property, known as 4805 Trousdale Dr., Nashville, TN 37220.

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: _____
Name: Katie West
Title: Secretary

By: _____
Name: Keith Slater
Title: Treasurer

202311170089951

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: 3-9-27

CHRISTINA GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

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: 3-9-27

CHRISTINA GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,136,912.00.

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 421, Page 159, 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 an__ __ 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz

Notary's Signature

My Commission Expires: 5/5/25