Karen Johnson Davidson County
Batch# 1073287 DEEDWARRSP
11/17/2023 03:44:30 PM 8 pgs
Fees: $43.00 Taxes: $3,848.00
20231117-0089952

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	096-13-0-181.00 (TRACT II) 096-13-0-168.00 (TRACT 1)

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 by merger with NTI Allen Road, LLC, a Tennessee limited liability company, 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:

TRACT I
Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Donelson Square, of record in Book 4955, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Also described as:

Being a certain parcel of land situated and lying in the 15th Council District of Davidson County, Tennessee, bounded generally on the South by Allen Road, on the West by the NTI Allen Road, LLC property, as recorded in Instrument Number 20140114-0003638, in the Register's Office of Davidson County, Tennessee (R.O.D.C.), on the North by the Point Place I Investments Partners property, as recorded in Instrument Number 20070112-0005072 (R.O.D.C.), and on the East by the Adam D. Dixon property, as recorded in Instrument Number 20130806-0072453 (R.O.D.C.), said property being more fully described as follows:

Beginning at an iron pin found at the Southeast corner of the NTI Allen Road, LLC property, along the Northern right-of-way of Allen Road, said iron pin being the

Southwest corner of the parcel herein described and the point of beginning of this description;

Thence with the East line of the NTI Allen Road, LLC property, North 09 degrees 02 minutes 45 seconds East, a distance of 200.00 feet to a point along the East line of the NTI Allen Road, LLC property, said point also being located in the South line of the Point Place 1 Investments Partners property, said iron pin also being the Northwest corner of the parcel herein described;

Thence with the South line of Point Place 1 Investments Partners, South 80 degrees 57 minutes 15 seconds East, a distance of 100.00 feet to an iron pin located at the Northwest corner of the Adam D. Dixon property, said iron pin also being the Northeast corner of the parcel herein described;

Thence with the West line of Dixon, South 09 degrees 02 minutes 45 seconds West, a distance of 200.00 feet to an iron pin located at the Southwest corner of the Dixon property, said iron pin also being located along the North right-of-way of Allen Road, said point also being the Southeast corner of the parcel herein described;

Thence with the North right-of-way of Allen Road, North 80 degrees 57 minutes 15 seconds West, a distance of 100.00 feet to the point of beginning.

The parcel described herein contains 20,000 square feet or 0.46 acre more or less.

The foregoing description having been prepared by Beau Marshall Agee (R.L.S. #2871) of K & A Land Surveying, whose address is 1012 Sparta Pike, Lebanon, Tennessee 37087.

TRACT II
Land Situated in the County of Davidson, State of Tennessee, and described as follows:

Beginning at an iron pin on the northerly margin of Allen Road 200 feet east of the northeasterly corner of the intersection of Donelson Pike and Allen Road; thence North 3 degrees 48 minutes east, 209.11 feet to an iron pin and thence South 86 degrees 12 minutes East 75.0 feet to an iron pin; thence South 3 degrees 48 minutes West, 209.11 feet to an iron pin in said northerly margin of Allen Road; thence along said margin North 86 degrees 12 minutes West 75.0 feet to the point of beginning.

TRACT I BEING THE SAME property conveyed to NTI ALLEN ROAD, LLC, a Delaware limited liability company by Special Warranty Deed from Buhler-Freeman Management, LLC, a Tennessee limited liability company of record in Instrument No. 20140611-0050650 Register's Office for Davidson County, Tennessee, dated June 02, 2014 and recorded on June 11, 2014. MAPCO Express, Inc., a Delaware corporation, is a successor to NTI ALLEN ROAD, LLC, a Delaware limited liability company by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20230207-0008793, said Register's Office.

TRACT I BEING THE SAME property conveyed to NTI ALLEN ROAD, LLC, a Delaware limited liability company by Quitclaim Deed from Buhler-Freeman Management, LLC, a Tennessee limited liability company of record in Instrument No. 20140611-0050651 Register's Office for Davidson County, Tennessee, dated June 02, 2014 and recorded on June 11, 2014. MAPCO Express, Inc., a Delaware corporation, is a successor to NTI ALLEN ROAD, LLC, a Delaware limited liability company by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20230207-0008793, said Register's Office.

TRACT II BEING THE SAME property conveyed to NTI Allen Road, LLC, a Delaware limited liability company by Special Warranty Deed from Clayton Morris Neal as incapacity trustee of the George P. Morris Living Trust dated November 28, 2000 as amended November 18, 2004, March 15, 2005 and May 01, 2006 of record in Instrument No. 20140114-0003637, Register's Office for Davidson County, Tennessee, dated January 09, 2014 and recorded on January 14, 2014. MAPCO Express, Inc., a Delaware corporation, is a successor to NTI Allen Rd, LLC, a Delaware limited liability company by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20230207- 0008793, said Register's Office.

TRACT II BEING THE SAME property conveyed to NTI Allen Road, LLC, a Delaware limited liability company by Quitclaim Deed from Clayton Morris Neal as incapacity trustee of the George P. Morris Living Trust dated November 28, 2000, as amended November 18, 2004, March 15, 2005 and May 01, 2006 of record in Instrument No. 20140114-0003638 Register's Office for Davidson County, Tennessee, dated January 09, 2014 and recorded on January 14, 2014. MAPCO Express, Inc., a Delaware corporation, is a successor to NTI Allen Rd, LLC, a Delaware limited liability company by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20230207-0008793, said Register's Office.

This is (_X__) improved (____) unimproved property, known as 938 and 940 Allen Rd., 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)

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: 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 $1,040,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of October, 2023.

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

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 4955, Page 80, Register's Office for Davidson County, Tennessee. (TRACT I)
5. Subject to the flow of any creeks, streams, or branches across subject property (TRACT II)

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

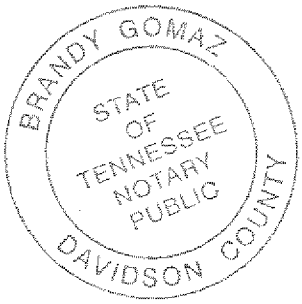
November 1, 2023

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