Karen Johnson Davidson County
Batch# 1073287 DEEDWARRSP
11/17/2023 03:44:30 PM 7 pgs
Fees: $38.00 Taxes: $3,555.53
20231117-0089953

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	061-11-0-239.00

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 15-DZ Civil District of Davidson County, Tennessee, being Lot 2 on the Plan of the Resubdivision of a part of Lot 2 Greenland Tract, of record in Plat Book 4470, Page 6, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the southerly margin of Greenland Avenue, said point being the northwest corner of the Eli H. Jacobs property (recorded in Deed Book 3768, Page 212) and the NE corner of this lot; thence with Jacob's westerly line South 16 degrees 13 minutes West, 173.69 feet to an iron pin found, being the SE corner of this lot; thence with the north line of Lot 1, North 77 degrees 00 minutes West, 196.36 feet to a point on the east margin of Gallatin Pike, being the SW corner of this lot; thence with the east margin of Gallatin Pike, North 11 degrees 08 minutes East, 50.24 feet to a point; thence with a curve to the left, having a radius of 763.20 feet and a central angle of 07 degrees 35 minutes, for an arc length of 101.01 feet to a point; thence with a curve to the right, having a radius of 25.25 feet and a central angle of 101 degrees 26 minutes, for an arc length of 44.70 feet to an iron pin on the south margin of Greenland Drive; thence with the south margin of Greenland Drive, South 75 degrees 01 minutes East, 192.03 feet to an iron pin found and the point of beginning.

BEING THE SAME property conveyed to Mapco Petroleum Inc by Deed of record in Book 10463, Page 836, Register's Office for Davidson County, Tennessee, dated May 21, 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 4134 Gallatin Pike (a/k/a 4126 Gallatin Pike), Nashville, TN 37216.

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

202311170089953

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 $960,954.00.

Affiant

Sworn to and subscribed before me this 23 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 Plans of record in Book 4470, Page 6, as amended by
5 Amendment and Change of record in Book 4501, Page 976, in the Register's Office for avidson County, Tennessee.
6. Easement for gas line running generally north and south through the subject property, as referenced in deed of record in Book 10463, Page 836, in the 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