Karen Johnson Davidson County
Batch# 1073287 DEEDWARRSP
11/17/2023 03:44:30 PM 7 pgs
Fees: $38.00 Taxes: $7,144.96
20231117-0089954

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	091-16-0-169.00 091-16-0-168.00

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 First Civil District of Nashville, Davidson County, Tennessee, being Lots 3, 4 and the westerly 25 feet of Lot No. 2 of Block 1, as shown on the plan of Charlotte Park Company's First Addition to West Nashville, of record in Plat Book 57, Page 103, Register's Office for said County, described according to a survey of Barge, Waggoner & Sumner, Engineers, dated March 5, 1971, as follows:

Beginning at an iron pin, the point of intersection of the southerly right of way of Charlotte Avenue and the Easterly right of way of 43rd Avenue, North; thence, North 83 degrees 30 minutes East, 161.0 feet with the Southerly right of way of Charlotte Avenue to an iron pin, the Northeast corner of the tract herein being described, said point also being the Northwest corner of a parcel of land conveyed to Claude A. Huddleston and wife, Maggie H. Huddleston, by C.E. Francis and wife, as recorded in Deed Book 3808, Page 319; thence South 6 degrees 17 minutes 30 seconds East, 150.0 feet with the West line of the Claude A. Huddleston and Maggie H. Huddleston property to an iron pin the North margin of a 25 foot alley; thence south 83 degrees 30 minutes West, 161.0 feet with the North margin of a 25 foot alley, to an iron pin in the Easterly right of way of 43rd Avenue, North; thence North 6 degrees 17 minutes 30 seconds West, 150 feet with the Easterly right of way of 43rd Avenue, North to the point of beginning, containing 24,150 more or less square feet or 0.55 acres, more or less.

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 848, 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 4207 & 4211 Charlotte Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD said real property, together with the appurtenances and h itaments 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

202311170089954

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 Gill
Notary Public

My Commission Expires: July 7, 2025

CYNTHIA A. EVANS GILL
STATE OF TENNESSEE
NOTARY PUBLIC
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 Gill
Notary Public

My Commission Expires: July 7, 2025

CYNTHIA A. EVANS GILL
STATE OF TENNESSEE
NOTARY PUBLIC
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 $1,931,070.00.

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 57, Page 103, 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