Karen Johnson Davidson County
Batch# 1073287 DEEDWARRSP
11/17/2023 03:44:30 PM 7 pgs
Fees: $38.00 Taxes: $2,567.74
20231117-0089957

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	135-00-0-078.00

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, 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:

> Land located in Davidson County, Tennessee, being Lot No. 1 on the Plan of Second Revision Plan of Nashboro Center of record in Plat Book 6900, Page 827, as amended in Book 7578, Page 773 and Book 8073, Page 398, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING THE SAME property conveyed to Mapco Express, Inc., a Delaware corporation, by Special Warranty Deed from BP Products North America Inc., a Maryland corporation, of record in Instrument No. 20060111-0004556, Register's Office for Davidson County, Tennessee, dated December 15, 2005 and recorded on January 11, 2006.

This is (_X_) improved (____) unimproved property, known as 2301 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)

202311170089957

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

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $693,983.00.

Affiant

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

Notary Public

My Commission Expires:

11/6/2024

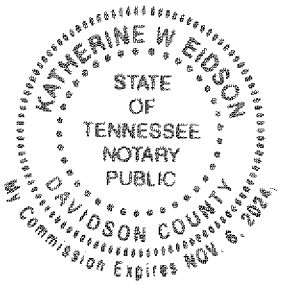


Exhibit A

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 matters shown on the Second Revision Plan of Nashboro Center of record in Plat Book 6900, Page 827, as amended by Amendment to Recorded Plan of record in Book 7578, ıge 773, as further amended by Amendment and Change of Public Utility Easement on Lot 1 of record in Book 8073, Page 398, Register's Office of Davidson County, Tennessee.
5. Agreement Creating Mutual Easements of record in Book 7579, Page 633, in the Register's Office for Davidson County, Tennessee.
6. Dedication of Permanent Drainage Easement of record in Instrument Number 20220801-0087560, in the Register's Office for Davidson County, Tennessee.
7. Restrictions contained in the deed of record in Instrument No. 20060111-0004556, 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