Karen Johnson Davidson County
Batch# 1073287 DEEDWARRSP
11/17/2023 03:44:30 PM 8 pgs
Fees: $43.00 Taxes: $1,354.05
20231117-0089960

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	161-00-0-185.00

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, located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, fronting 200 feet on the South side of Old Hickory Boulevard approximately 445 feet West of the centerline of Nolensville Pike and more particularly described as follows:

Beginning at an iron pin in the South margin of Old Hickory Boulevard, said point being the Northeast corner of the Tract herein described and the center of an access road; thence, leaving said margin of Old Hickory Boulevard and along the centerline of said access road, South 0 degrees 16 minutes East, 111.40 feet to an iron pin; thence South 4 degrees 58 minutes East, 113.60 feet to an iron pin; thence, leaving said access road, South 85 degrees 48 minutes 13 seconds West, 200 feet to an iron pin; thence, North 2 degrees 38 minutes 28 seconds West, 225 feet to an iron pin in the South margin of Old Hickory Boulevard; thence, along said margin and a curve to the left having a radius of 2,874.52 feet and a chord bearing of North 85 degrees 51 minutes 27 seconds East, a chord distance of 200 feet to the Point of Beginning; containing 44,218 square feet 1.02 acres more or less.

The above described property being the same property shown as Lot 3 on the Plan of the Resubdivision of Reserve Parcel "C" of Brentwood East Commercial Park of record in Plat Book 5200, Page 90, Register's Office for Davidson County, Tennessee.

Included in the above described property but specifically excluded herefrom is the property conveyed by Service Station Holdings, Inc., a Delaware corporation to the State of Tennessee, of record in Book 8204, Page 743, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the point of intersection of the existing South margin of State Route 254 (Old Hickory Blvd.) and the East boundary of the Sterchi Brothers Stores property; thence with said margin Eastwardly 177 feet, more or less to a point; thence with the existing West margin of Brentwood East Drive Southerly 49 feet, more or less to a point; thence with the proposed South margin of said ramp South 84 degrees 54 minutes 47 seconds West 4.39 feet to a point; thence with the proposed west margin of said road North 19 degrees 36 minutes 56 seconds West 21.81 feet to a point; thence with a curve Westerly having a radius of 2,918.79 feet and 100.0 feet; thence North 86 degrees 35 minutes 21 seconds West 65.46 feet to a point in Sterchi Brothers East boundary; thence with said East boundary North 02 degrees 00 minutes 00 seconds West 20.05 feet to the point of beginning and containing 0.106 acres, more or less.

Said land is also described as follows (according to a survey prepared by Derek L. Harvel, RLS No. 2129, Harvel & Associates, Inc., Decatur, AL, dated June 10, 2005, file no. JN All that tract or parcel of land containing 0.80 acres more or less situated, lying and being in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Begin at an iron pin located at the intersection of the South right-of-way margin of Old Hickory Boulevard and the Northeast Corner of Tax Parcel 16100017600, now or formerly owned by Rhodes, Inc. as recorded in Deed Book 7950, Page 235 in the Register's Office of Davidson County, said point being the True Point of Beginning; thence run South 86 degrees 35 minutes 21 seconds East along the South right-of-way margin of Old Hickory Boulevard, said point being the point of a curve to the left having a radius of 2918.79 feet and having an arc distance of 100.00 feet; thence run along said curve to the left and along said right-of-way margin a chord bearing of North 86 degrees 05 minutes 00 seconds East and a chord distance of 100.00 feet to an iron pin on the West right-of- way margin of Brent Wood East Drive; thence run South 19 degrees 36 minutes 56 seconds East along said right-of-way margin for a distance of 21.81 feet to an iron pin; thence run North 84 degrees 54 minutes 47 seconds East along said right-of-way margin for a distance of 4.39 feet to an iron pin; thence run South 00 degrees 16 minutes 00 seconds East along said right-of-way margin for a distance of 35.41 feet to an iron pin; thence run South 04 degrees 58 minutes 00 seconds East along said right-of-way margin

for a distance of 141.04 feet to an iron pin; thence run South 88 degrees 17 minutes 48 seconds West for a distance of 180.15 feet to an iron pin; thence run North 02 degrees 35 minutes 28 seconds West for a distance of 204.98 feet to a point and back to the True Point of Beginning, containing 34893.26 sq. ft. and 0.80 acres.

BEING THE SAME property conveyed to Mapco Express, Inc., a Delaware Corporation, by Warranty Deed from BP Products North America Inc., a Maryland Corporation, of record in Instrument No. 20060111-0004553 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 15109 Old Hickory Blvd, Nashville, TN 37211.

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

202311170089960

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
Notary Public

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
Notary Public

My Commission Expires: July 7, 2025

202311170089960

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $365,960.00.

Affiant

Sworn to and subscribed before me this 23rd 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 Plan of record in Plat Book 5200, Page 90, Register's Office for Davidson County, Tennessee.
5. Restrictions contained in deed of record in Book 5349, Page 938 and re-recorded in Book 5354, Page 331, in the Register's Office for Davidson County, Tennessee.
6. Terms and provisions contained in the Agreement of record in Book 5426, Page 43, in the Register's Office for Davidson County, Tennessee.
7. Exceptions to Easement of record in Book 5420, Page 901, in the Register's Office for Davidson County, Tennessee.
8. Restrictions contained in the Special Warranty Deed record in Instrument No. 20060111-0004553, Register's Office for Davidson County, Tennessee,
9. Agreement for Dedication of Public Right-Of-Way of record in Instrument Number 20211001-0132451, 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 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

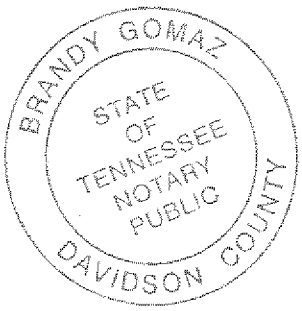
November 1, 2023

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