Karen Johnson Davidson County
Batch# 1073287 DEEDWARRSP
11/17/2023 03:44:30 PM 8 pgs
Fees: $43.00 Taxes: $5,201.36
20231117-0089961

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.<br>4080 W. Jonathan Moore Pike<br>Columbus, IN 47201 | Circle K Stores, Inc.<br>P.O. Box 347<br>Columbus, IN 47202 | 114-00-0-170.00 |

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:

TRACT 1:
All that tract or parcel of land lying in the 8th Civil District of Metropolitan Nashville, Davidson County, Tennessee, shown on Tax Map 114 as Parcel 171 and being more particularly described as follows:
Beginning at a concrete monument at the intersection of the Southerly right-of-way of Interstate 40 and the Westerly right-of-way of Old Hickory Boulevard; Thence, South 04 degrees 12 minutes 46 seconds East for a distance of 219.77 feet along the Westerly right-of-way of Old Hickory Boulevard to an iron pin at the Southeasterly corner of BP Oil and Exploration Company property shown on Tax Map 114 as Parcel 170 and recorded in Deed Book 10724, Page 494 in the Register's Office for Davidson County, Tennessee, (R.O.D.C.T.); the point of beginning;
1. Thence, South 04 degrees 12 minutes 46 seconds East for a distance of 100.58 feet along the Westerly right-of-way of Old Hickory Boulevard to an iron pin at the Northeasterly corner of O.H.B. Limited Partnership property shown on Tax Map 114 as Parcel 171.01 and recorded in Deed Book 9197, Page 568, (R.O.D.C.T.);
2. Thence, South 83 degrees 39 minutes 03 seconds West for a distance of 204.50 feet along the Northerly line of O.H.B. Limited Partnership to an iron pin;
3. Thence, South 05 degrees 01 minutes 47 seconds West for a distance of 46.50 feet along the Westerly line of O.H.B. Limited Partnership to an iron pin on the Northerly line of Wal-Mart Stores, Inc. property shown on Tax Map 114 as Parcel 172 and recorded in Deed Book 8881, Page 150 (R.O.D.C.T.);
4. Thence, North 87 degrees 02 minutes 02 seconds West for a distance of 222.78 feet along the Northerly line of Wal-Mart Stores, Inc. property as shown on Tax Map 114 as Parcel 169 and recorded in Deed Book 8881, Page 150, (R.O.D.C.T.), to an iron pin;

5. Thence, North 01 degrees 20 minutes 52 seconds East for a distance of 173.39 feet along the Easterly line of Wal-Mart Stores, Inc. to an iron pin on the Southerly right-of-way of Interstate 40;
6. Thence, North 53 degrees 09 minutes 21 seconds East for a distance of 76.55 feet along the Southerly right-of-way of Interstate 40 to a concrete monument at the Northwesterly corner of B. P. Oil and Exploration Company property as shown on Tax Map 114 as Parcel 170 and recorded in Deed Book 10724, Page 494, (R.O.D.C.T.);
7. Thence, South 65 degrees 39 minutes 13 seconds East for a distance of 80.86 feet along the Southerly line of B. P. Oil and Exploration Company to an iron pin;
8. Thence South 84 degrees 19 minutes 14 seconds East for a distance of 284.81 feet along the )utherly line of B. P. Oil and Exploration Company to the point of beginning.
Said parcel contains 1.58 acres more or less.

TRACT 2:
All that tract or parcel of land lying in the 8th Civil District of Metropolitan Nashville, Davidson County, Tennessee, shown on Tax Map 114 as Parcel 171.01 and being more particularly described as follows:
Beginning at a concrete monument at the intersection of the Southerly right-of-way of Interstate 40 and the westerly right-of-way of Old Hickory Boulevard; Thence, South 04 degrees 12 minutes 46 seconds East for a distance of 320.35 feet along the Westerly right-of-way of Old Hickory Boulevard to an iron pin at the point of beginning;
1. Thence, South 04 degrees 12 minutes 46 seconds East for a distance of 80.20 feet along the Westerly right-of-way of Old Hickory Boulevard to an iron pin at the Northeasterly corner of Wal-Mart Stores, Inc.property shown on Tax Map 114 as Parcel 172 and recorded in Deed Book 8881, Page 150, (R.O.D.C.T.);
2. Thence, North 87 degrees 02 minutes 02 seconds West for a distance of 213.50 feet along the Northerly line of Wal-Mart Stores to an iron pin;
3. Thence, North 05 degrees 01 minutes 47 seconds East for a distance of 46.50 feet to an iron pin; 4. Thence, North 83 degrees 39 minutes 03 seconds East for a distance of 204.50 feet to the point of beginning;

TRACT 3:
Land in 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:
Beginning at a concrete monument in the Southerly line of a controlled access highway; thence along the South boundary of said controlled access highway, North 65 degrees 11 minutes East 375.4 feet to a concrete monument in the Westerly right of way line of Old Hickory Boulevard; thence South 6 degrees 34 minutes 11 seconds East along the westerly right of way of Old Hickory Boulevard, 219.7 feet to an iron pin; thence North 84 degrees 13 minutes 38 seconds West 292.85 feet to an iron pin; thence North 67 degrees 14 minutes 58 seconds West 80.8 feet to the point of beginning, containing 42,619 square feet or 0.98 acres, more or less.

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. 20060111-0004561 Register's Office for Davidson County, Tennessee.

This is (_X_) improved (____) unimproved property, known as 629 E. 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



202311170089961

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.

ITNESS my hand, at office, this 20th day of October, 2023.

Cynthia A. Evans-Dill
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

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-Dill
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

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,405,774.00.

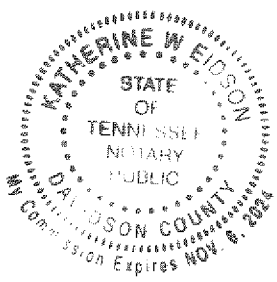
Affiant

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. Agreements for Dedication of Easement for Public Utilities of record in Book 9007, Page 463, in the Register's Office for Davidson County, Tennessee.
5. A ments for Dedication of Easement for Public Utilities of record in Book 9043, Page 657, in the Register's Office for Davidson County, Tennessee.
6. Landscaping Contract of record in Instrument Number 20000829-0085003, in the Register's Office for Davidson County, Tennessee.
7. Restrictions contained in the deed of record in Instrument Number 20060111-0004561, 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

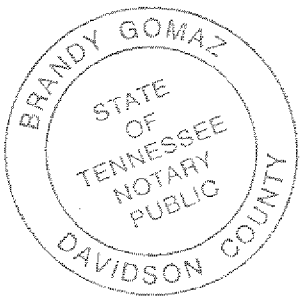
November 1, 2023

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