Karen Johnson Davidson County
Batch# 1073287 DEEDWARRSP
11/17/2023 03:44:30 PM 8 pgs
Fees: $43.00 Taxes: $12,867.50
20231117-0089962

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	082-13-0-107.00

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 lying in Davidson County, Tennessee, being more particularly described according to the ALTA/NSPS Survey by Clint Elliott Survey, stamped and dated May 23, 2019 by G. Scott Carter, Registered Professional Land Surveyor, license No. 2391, as follows: BEGINNING at a capped iron rod set at the Northeast corner of the AJS Associates property as described in Deed Book 00011497 0000318 in the Register's Office of Davidson County, Tennessee, the same point located on the South right-of-way line of Rosa L. Parks Boulevard, having a right-of-way width of 80 feet, said point also being the Southeast corner of the property being herein described; thence, leaving said point and right-of-way line of Rosa L. Parks Boulevard, with and along the Northern property line of the aforementioned AJS Associates property, South 65 degrees 48 minutes 40 seconds West, passing thru an iron pipe found at 112.9 feet, said point being the common corner of the aforementioned AJS Associates property and the O.I.C. Ninth Avenue North Homes property as described in Instrument Number MA-20080617 0062492 in the Register's Office of Davidson County, Tennessee, for a total distance of 232.49 feet to a capped iron rod set at the Northwest corner of the aforementioned O.I.C. Ninth Avenue

North Homes property and the Northern right-of-way line of 9th Avenue North, having a right-of- way that varies; thence, leaving said point, continuing with and along the North right-of-way line of 9th Avenue North, passing thru a 3/4 inch iron rod found at 120.3 feet and passing thru a capped iron rod found at 142.3 feet for a total distance of 255.24 feet to a pk nail set at the intersection point of the North right-of-way line of 9th Avenue North and the South right-of-way line of Jefferson Street, having a right-of-way width of 45 feet; thence, leaving said point, with and along the South right-of-way line of Jefferson Street, North 73 degrees 10 minutes 47 seconds East, 219.53 feet to a point; thence, in a curve to the right, having a radius of 30 feet, an arc length of 41.46 feet and being subtended by a chord direction of South 67 degrees 13 minutes
43 seconds East, 38.24 feet to a point located on the South right-of-way line of Rosa L. Parks Boulevard; thence, leaving said point, with and along the South right-of-way line of Rosa L. Parks Boulevard, South 27 degrees 38 minutes 13 seconds East, 70.46 feet to a point; thence, in a curve to the right, having a radius of 4,953.07 feet, an arc length of 128.26 feet and being subtended by a chord direction of South 24 degrees 44 minutes 28 seconds East, 128.26 feet to the POINT OF BEGINNING.

BEING THE SAME property conveyed to MAPCO Express, Inc., a Delaware corporation by Special Warranty Deed from BP Products North America Inc., of record in Instrument No. 20060111-0004559, Register's Office for Davidson County, Tennessee.

BEING THE SAME property conveyed to MAPCO Express, Inc., a Delaware corporation by Special Warranty Deed from Hyun Ja Park, David Popkin (aka David S. Popkin) (aka David S. Popkin), Joan Elizabeth Popkin and Daniel Lewis Popkin of record in Instrument No. 20191001-0100174, Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

BEING THE SAME property conveyed to MAPCO Express, Inc., a Delaware corporation by Special Warranty Deed from David S. Popkin, Hyun Ja Park and Charles Park of record in Instrument No. 20191001-0100175, Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

BEING THE SAME property conveyed to MAPCO Express, Inc., a Delaware corporation by Special Warranty Deed from Hwal W. Park, Charles C. Park (aka Charles Park), Daniel Leans Popkin (aka Daniel L. Popkin) and Joan E. Popkin (aka Joan Elizabeth Popkin) of record in Instrument No. 20191001-0100176, Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

BEING THE SAME property conveyed to MAPCO Express, Inc., a Delaware corporation by Special Warranty Deed from David S. Popkin, Hyun Ja Park and Charles Park

(a/k/a Charlie Park) of record in Instrument No. 20191001-0100177, Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

BEING THE SAME property conveyed to MAPCO Express, Inc., a Delaware corporation by Quitclaim Deed from David S. Popkin, Joan Elizabeth Popkin, Daniel Lewis Popkin, Hyun Ja Park, Charles Park (a/k/a Charlie Park) and Hwal W. Park, each an individual of record in Instrument No. 20191001-0100178, Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

BEING THE SAME property conveyed to Mapco Express, Inc., a Delaware corporation by Quitclaim Deed to Consolidate Parcels deed from Mapco Express, Inc., a Delaware c ration of record in Instrument No. 20220503-0051304, Register's Office for Davidson County, Tennessee, dated April 06, 2022 and recorded on May 03, 2022.

This is (_X__) improved (____) unimproved property, known as 801 Jefferson St., Nashville, TN 37208.

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: Katie West
Name: Katie West
Title: Secretary

By: Keith Slater
Name: Keith Slater
Title: Treasurer

202311170089962

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Keath 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: 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.

Notary Public

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 $3,477,704.00.

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 minerals or mineral rights together with any rights appurtenant thereto.
4. Permanent easement and right-of-way for street and sidewalk purposes of record in Book 3649, Page 241, said Register's Office, as shown on survey.
5. onveyance and temporary easement for the construction of a slope of record in Book 6338, Page 226, said Register's Office, as shown on survey
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9183, Page 130, as amended in Book 11625, Page 280, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
7. Restrictions contained in the deed of record as Instrument No. 20060111-0004559, in said Register's Office.
8. Subject to all matters shown on the Plan of record in Plat Book 974, Page 39 and Book 40, Page 451, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 7382, Page 794, in the Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record as Instrument No. 20230112-0002812, in the Register's Office for Davidson County, Tennessee.
11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20221117-0122348, 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