Karen Johnson Davidson County
Batch# 1075357 DEEDWARRSP
11/27/2023 10:41:30 AM 7 pgs
Fees: $38.00 Taxes: $1,554.00
20231127-0091382

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:
4080 W. Jonathan Moore Pike Columbus, IN 47201	P.O. Box 347 Columbus, IN 47202	053-02-0-082.00

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-by-merger with NTI Merritt Street, LLC, a Delaware limited liability company, 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 Situated in the 11th Councilmanic District of Old Hickory, Davidson County, Tennessee and bounded on the north by Robinson Road (State Route 45), east by C.S. Keller Commercial Tract, Section 1, south by Fairway View, Section one-part two, west by Merritt Street and being more particularly described as follows;

Beginning at an existing concrete monument in the easterly right-of-way of Merritt Street, said monument being South 12 degrees 24 minutes 44 seconds West 79.80 feet from the centerline of Merritt Street and Robinson Road; Thence, along a curve to the right having a radius of 26.76 feet, an arc length of 44.18 feet and having a chord bearing and distance of North 84 degrees 56 minutes 54 seconds East 39.33 feet to an 1/2" iron pin set in the southerly right-of- way of Robinson Road; Thence, with the southerly right-of-way of Robinson Road for the next two (2) courses and distances: Thence, along a curve to the left having a radius of 1,755.00 feet, an arc length of 145.84 feet and having a chord bearing and distance of South 47 degrees 57 minutes 37 seconds East 145.80 feet;

Thence, along a curve to the left having a radius of 1,755.00 feet, an arc length of 100.15 feet and having a chord bearing and distance of South 51 degrees 45 minutes 11 seconds East 100.15 feet; Thence, leaving said right-of-way and with the westerly line of Lot 2, C.S. Keller Commercial Tract, Section 2, Book 4350, Page 101 R.O.D.C., South 41 degrees 57 minutes 42 seconds West a distance of 195.22 feet to an existing concrete monument in the northerly line of Fairway View, Section One, Part Two of record in Book 4675, Page 55, R.O.D.C.; Thence, with the northerly line of Fairway View, Section One, Part Two for the next two (2) courses and distances: Thence, North 51 degrees 37 minutes 50 seconds West 100.00 feet to an existing

concrete monument; Thence, North 47 degrees 11 minutes 49 seconds West 176.40 feet to an existing concrete monument;

Thence, leaving Fairway View, North 47 degrees 11 minutes 49 seconds West 5.03 feet to a 1/2" iron pin set in the easterly right-of-way of Merritt Road; Thence, with said right-of-way North 44 degrees 59 minutes 18 seconds East 163.98 feet to the point of beginning. Containing 53,321 Square Feet or 1.22 Acres per a survey by James + Associates, Inc. dated 8-19-14.

BEING A PORTION OF THE SAME property conveyed to NTI Merritt Street, LLC, a Delaware limited liability company by deeds from John Dean Norris, an individual of record in Instrument Nos. 20151008-0102695 and 20151008-0102696 and Register's Office for Davidson County, Tennessee; and deeds from Freda Williams and Alice Williams, each an individual of record in Instrument Nos. 20151008-0102697 and 20151008-0102698, Register's Office for Davidson County, Tennessee.

BEING A PORTION OF THE SAME property conveyed to NTI Merritt Street, LLC, a Delaware limited liability company by Quitclaim Deed to Consolidate Parcels from NTI Merritt Street, LLC, a Delaware limited liability company of record in Instrument No. 20161202-0126634 Register's Office for Davidson County, Tennessee. MAPCO Express, Inc., a Delaware corporation, is the successor to NTI Merritt Street, LLC, a Delaware limited liability company by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20230207-0008793, said Register's Office.

Included in the above description but expressly excluded therefrom is a tract or parcel of land conveyed to the Metropolitan Government of Nashville and Davidson County State of Tennessee for public right of way purposes by deed dated December 02, 2016, and being of record in Instrument No. 20161202-0126855, Register's Office for Davidson County, Tennessee.

This is (_X_) improved (____) unimproved property, known as 1500 Robinson Rd., Old Hickory, TN 37138.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Stephanie Covington
Notary Public

My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 8, 2024

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.

Stephanie Covington
Notary Public

My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 8, 2024

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $420,000.00.

Affiant

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

CYNTHIA A EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

Notary Public

My Commission Expires:

July 7, 2025

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. 35' Minimum Building Setback Line and 15' Sewer, Public Utilities and Drainage Easement as shown on the Plan of record in Plat Book 4350, Page 101, Register's Office for Davidson County, Tennessee.
5. Cross Access Easement of record in Instrument No. 20151008-0102699, Register's Office for Davidson County, Tennessee.
6. First Amendment to Cross Access Easement of record in Instrument No. 20190919-0095462, said Register's Office.
7. Easement Agreement of record in Instrument No. 20151008-0102700, Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171018-0106568, 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

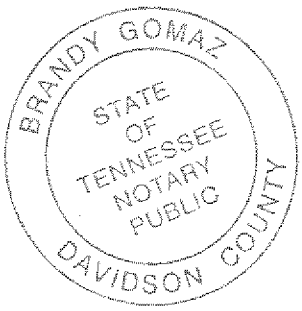
November 1, 2023

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