Karen Johnson Davidson County
Batch# 1075357 DEEDWARRSP
11/27/2023 10:41:30 AM 7 pgs
Fees: $38.00 Taxes: $22,163.00
20231127-0091384

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	091-15-0-196.00

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:

Being a tract of land lying in Nashville, Davidson County, Tennessee, being the westerly 150 feet of a block of land labeled "Bishop Hargrove Place" on the plan of Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, Page 103, in the Register's Office of Davidson County, being the same property described as tracts 1-8 in Instrument Number 20160607-0057145 and being more particularly described according to the ALTA/NSPS Survey by Michael S. Moore, TN RLS No. 2336, of Clint Elliott Survey dated 9/18/2019 as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Charlotte Avenue, 80 feet in width, and the easterly right-of-way line of Fifty-first Avenue North, 100 feet in width; Thence with the southerly right-of-way line of Charlotte Avenue, North 88 degrees 07 minutes 53 seconds East, 150.00 feet to an iron rod set on the west right-of-way line of Alley #1176, which is 10 feet wide; Thence leaving the southerly right-of-way line of Charlotte Avenue, with the westerly line of said alley, South 01 degrees 58 minutes 07 seconds East, 325.00 feet to an existing iron rod located on the northerly right-of-way of Park Avenue, 80 feet in width; Thence with the northerly right-of-way of said Park Avenue, South 88 degrees 07 minutes 53 seconds West, 150.0 feet to an existing iron rod located on the easterly right-of-way of Fifty-first Avenue North; Thence with the easterly right-of-way line of Fifty-first Avenue North, North 01 degrees 58 minutes 07 seconds West, 325.00 feet to the point of beginning; containing 48,750 square feet or 1.12 acres more or less.

BEING THE SAME property conveyed to MAPCO EXPRESS, INC., a Delaware corporation by Special Warranty Deed of record in Instrument No. 20200717-0078992 and by Quitclaim Deed of record in Instrument No. 20200717-0078993, Register's Office for Davidson County, Tennessee.

This is (_X_) improved (____) unimproved property, known as 5025 Charlotte Pike, Nashville, TN 37209.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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 Wist, 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 $5,990,000.00.

Affiant

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

Notary Public

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

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. Note regarding use as automobile service station as set forth in Special Warranty Deed of record in Book 7300, Page 471, Register's Office of Davidson County, Tennessee.
5. Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20220718-0081863, in the Register's Office for Davidson County, Tennessee.
6. Survey No. Charlotte 5025 prepared by Michael J. Moore, TN RLS #2336 of Clint Elliott Survey and dated 7-13-2020 indicates the following: a. Underground and overhead utilities crossing as shown; b. Parking spaces encroaching outside westerly boundary.

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

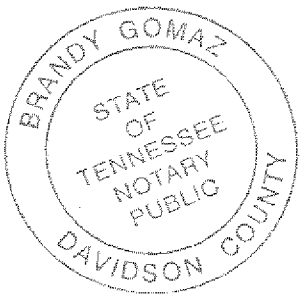
November 1, 2023

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