Karen Johnson Davidson County
Batch# 1081242 DEEDWARRSP
12/12/2023 12:17:30 PM 7 pgs
Fees: $38.00 Taxes: $11,957.29
20231212-0095718

THIS INSTRUMENT PREPARED BY:
J. Parker Blessing
DINSMORE & SHOHL LLP
211 N. Pennsylvania Street, Suite 1800
Indianapolis, Indiana 46204

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
305A Equipment Court Lawrenceville, GA, 30046	305A Equipment Court Lawrenceville, GA, 30046	091-11-0-256.00

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 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **GREEN MXA, LLC,** a Delaware limited liability company ("Grantee"), and its successors and assigns, certain real property located in the City of Nashville, County of Davidson, State of Tennessee described as follows:

Land located in Davidson County, Tennessee, being Lots Nos. 1002, 1004, and 1006 of Block 155, on the Map of West Nashville, Plan No. 1, of record in Plat Book 57, Pages 74 and 75, of the Register's Office for Davidson County, Tennessee. Bound on the North by Georgia Avenue; on the East by Fifty-First Avenue North; on the South by a 25 foot wide alley; and on the West by the property of James R. Paschell recorded in Deed Book 7386, Page 327, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the South margin of Georgia Avenue and the West margin of Fifty-First Avenue North, this being the Northeast corner of this lot; thence with the West margin of Fifty-First Avenue North, South 05 degrees 41 minutes 25 seconds East, 150.0 feet to an iron pin found on the North margin of a 25 foot alley, being the Southeast corner of this lot; thence with the North margin of said alley, South 83 degrees 30 minutes West 85.0 feet to an iron pin found, being the Southwest corner of this lot; thence with the East line of the Paschell property, North 05 degrees 41 minutes 25 seconds West 150.0 feet to an iron pin on the South margin of Georgia Avenue, being the Northwest corner of this lot; thence with the South margin of Georgia Avenue North 83 degrees 30 minutes East, 85.0 feet to the pin and the point of beginning; containing 12,749 square feet or 0.29 acres, more or less.

Being the same property conveyed to MAPCO Petroleum Inc. by Warranty deed from E-Z Serve Convenience Stores, Inc. of record in Book 10463, Page 800, Register's Office for Davidson County, Tennessee, dated May 21, 1997 and recorded on May 22, 1997. MAPCO Petroleum Inc. is now known as MAPCO Express, Inc., a Delaware corporation, by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20020802-0092826, in the Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 611 51st Avenue North, 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: Katie West
Printed Name: Katie West
Title: Secretary

By: Keith Slater
Printed Name: Keith Slater
Title: Treasurer

202312120095718

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of October, 2023, within my jurisdiction, the within named Keith Slater, who acknowledged that he/she is the Treasurer MAPCO EXPRESS, Inc., a Delaware corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and as the act and deed of said corporation, (he) (she) executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

CHRISTINA GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

Notary Public

Christina Greer
Printed Name

My Commission Expires: 3-9-27

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of October, 2023, within my jurisdiction, the within named Katie West, who acknowledged that he/she is the Secretary MAPCO EXPRESS, Inc., a Delaware corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and as the act and deed of said corporation, (he) (she) executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

CHRISTINA GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

Notary Public

Christina Greer
Printed Name

My Commission Expires: 3-9-27

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,231,701.00.

Affiant

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

Notary Public

My Commission Expires: July 7, 2025

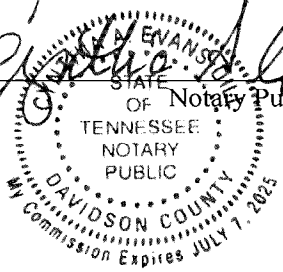


Exhibit A

Permitted Encumbrances

1. Taxes for the year 2023, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee, shown on survey.

3. Matters shown on the survey conducted by Timothy Leigh Fish, TN PLS No. 3234, of Millman National Land Services, dated June 1, 2023, and identified as Job No. 56606.

    a) Site sign, concrete curb, and fuel take fill port exceed the north property line.
    b) Air pump exceeds the east property line

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

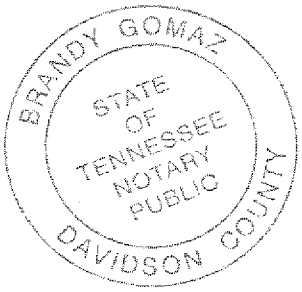
November 1, 2023

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