Karen Johnson Davidson County
Batch# 1081416 DEEDWARRSP
12/13/2023 11:07:30 AM 7 pgs
Fees: $38.00 Taxes: $12,950.00
20231213-0095937

THIS INSTRUMENT PREPARED BY:
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: |
|---|---|---|
| 305A Equipment Court<br>Lawrenceville, GA, 30046 | 305A Equipment Court<br>Lawrenceville, GA, 30046 | 128-00-0-149.00 |

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:

Being a 1.366 more or less acre tract of land lying in the 35th Councilmanic District of Davidson County, Tennessee, and being the National Convenience Store, Inc. Property as of record in Book 7070, Page 759, Register's Office Davidson County, Tennessee, and being Lot One on the plan of the Moss Property, as of record in Plat Book 6900, Page 144, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Westerly margin of Old Hickory Boulevard, said point being the most Southeasterly corner of the herein described tract and the most Northeasterly corner of the Old Hickory, Ltd. tract as of record in Book 6565, Page 546, Register's Office Davidson County, Tennessee, thence with the common line of the herein described tract and said Old Hickory, Ltd. Property North 86 degrees, 18 minutes, 38 seconds West a distance of 300.00 feet to a point; thence leaving the Northerly line of said Old Hickory, Ltd. Property and with the common line of the herein-described tract and Lot Two on the afore-mentioned plan of the Moss Property, North 05 degrees, 02 minutes, 13 seconds East a distance of 200.00 feet to a point; thence continuing South 86 degrees, 16 minutes, 49 seconds East a distance of 300.00 feet to a point on the Westerly margin of Old Hickory Boulevard; thence with the Westerly margin of Old Hickory Boulevard, and with a curve to the left having a radius of 1462.39 feet, a delta angle of 7 degrees, 50 minutes, 09 seconds, a chord bearing of South 05 degrees, 02 minutes, 17 seconds West, an arc length of 200.00 feet to the point of beginning, containing 1.366 acres, or 59,505 square feet, more or less.

Being the same property conveyed to Mapco Petroleum Inc., a Delaware corporation, by Special Warranty Deed of record in Book 7949, Page 594, Register's Office for Davidson County, Tennessee. Mapco Petroleum 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, said Register's Office.

This is an improved property commonly known as 481 Old Hickory Blvd, 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.

**MAPCO EXPRESS, INC.,**
a Delaware corporation

By: _____
Printed Name: Katie West
Title: Secretary

By: _____
Printed Name: Keith Slater
Title: Treasurer



202312130095937

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 Slatter, who acknowledged that he/she is the Treasurer of 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.

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

Stephanie G Covington
Notary Public
Stephanie Covington
Printed Name

My Commission Expires: 1/8/24

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 of 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.

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

Stephanie G Covington
Notary Public
Stephanie Covington
Printed Name

My Commission Expires: 1/8/24

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,500,000.00.

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. General Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 144, Register's Office for Davidson County, Tennessee, shown on the ALTA/NSPS Land Title Survey by Timothy Leigh Fish, TN PLS No. 3234, of Millman Surveying, Inc., dated May 30, 2023, and identified as Job No. 56590 (the "Survey").

3. Agreement for Dedication of Easement of Water Line to Harpeth Valley Utilities District as set forth of record in Book 8626, Page 834, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

12. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the Survey:

    a) Utility and drainage lines, with meters, valves, poles and other appurtenances; and
    b) Guy wire at southeast corner located outside of easement.

**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

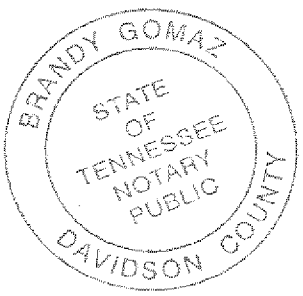
November 1, 2023

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