Karen Johnson Davidson County
Batch# 1081416 DEEDWARRSP
12/13/2023 11:07:30 AM 7 pgs
Fees: $38.00 Taxes: $12,122.13
20231213-0095939

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	106-05-0-076.00 106-05-0-077.00

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 in Davidson County, Tennessee being more particularly described as follows:

Tract 1

Being the southerly portions of Lots 1, 2 and 3 on the map of A.M. Brown's Subdivision, as of record in Book 57, Page 126, Register's Office for said County, more particularly delineated thusly: Beginning at a chiseled cross on the sidewalk at the southerly end of the southeasterly return of the intersection of Murfreesboro Road, U.S. 41 and 70-S, and Polk Avenue; thence northeasterly with a 15.00 foot radius curve to the right, a distance of 27.95 feet to a chiseled cross on the sidewalk in the south margin of Murfreesboro Road, as widened; thence with said margin South 70 degrees 38 minutes East a distance of 157.4 feet to an iron pin; thence with the common line of Lots 3 and 4, South 19 degrees 17 minutes North a distance of 134.4 feet to an iron pin in the North R.O.W. of a 10 foot alley; thence with said R.O.W. North 70 degrees 43 minutes West a distance of 137.3 feet to an iron pin in the Easterly margin of Polk Avenue; thence with said margin, North 2 degrees 37 minutes East a distance of 120.4 feet to the beginning, containing 21,090 square feet, or 0.48 acres, more or less.

Tract 2

Being Lot No. 6 on the map of A.M. Brown's Subdivision, as of record in Book 57, Page 126, said Register's Office, more particularly described as follows: Beginning at an iron pin at the Southeast intersection of Polk Avenue and a 10 foot alley, said pin also being 130.79 feet from the southerly end of the southeasterly return at the intersection of Polk Avenue and Murfreesboro Road; thence with the southerly margin of said alley, South 70 degrees 43 minutes East a distance of 138.3 feet to an iron pin at the intersection with the westerly margin of another 10 foot alley; thence with said westerly margin South 2 degrees 37 minutes West a distance of 27.1 feet to an iron pin; thence North 86 degrees 24 minutes West a distance of 132.5 feet to an iron pin in the easterly margin of Polk Avenue; thence with the same, North 2 degrees 37 minutes East a distance of 64.5 feet to the beginning, and containing 6,067 square feet, or 0.14 acre, more or less.

Store: 3311

Being the same property conveyed to Mapco Express, Inc., a Delaware corporation, by Special Warranty Deed from Kenneth S. Brake, Jr., an individual of record in Instrument No. 20110103-0000486 Register's Office for Davidson County, Tennessee, dated December 28, 2010 and recorded on January 03, 2011.

Mapco Express, Inc., a Delaware corporation, is a successor to Delta Marketing Company by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20020802-0092826.

This is an improved property commonly known as 553 Murfreesboro Pike, Nashville, TN 37210.

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

Store: 3311

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of October, 2023, within my jurisdiction, the within named Keith Stark, 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
Notary Public

Stephanie Covington
Printed Name

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 authority in and for the said county and state, on this 30th day of October, 2023, within my jurisdiction, the within named Patricia 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
Notary Public

Stephanie G. Covington
Printed Name

My Commission Expires: 1/8/24

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

Store: 3311

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,276,252.00.

Affiant

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

Notary Public

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

My Commission Expires: July 7, 2025

Store: 3311

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 126, 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 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

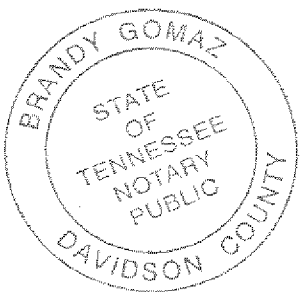
November 1, 2023

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