Karen Johnson Davidson County
Batch# 1081416 DEEDWARRSP
12/13/2023 11:07:30 AM 7 pgs
Fees: $38.00 Taxes: $7,164.29
20231213-0095941

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	134-13-0-186.00

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:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot Nos. 263 and 264 on the Plan of Kenilworth Estates, Section 4, as of record in Plat Book 3300, pages 34, 35, and 36, of the Register's Office of Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin on the south margin of Harding Place, 50' off the centerline, said pin being the NE corner of Lot 265 and the NW corner of this tract; thence with the south margin of Harding Place, 50' off and parallel with the centerline, N-66 deg, 27 min. E, 138.2 feet to an iron pin being the NE corner of this tract; thence with the west line of Lot 262 S 22 deg. 27 min. 25 sec., 129.5 feet to an iron pin on the north margin of Largo Drive, 25' off the centerline, being the SE corner of this lot; thence with the north margin of Largo Drive, 25' off and parallel with the centerline, S 67 deg. 25 min. W, 15.0 feet to an iron pin; thence continuing with said margin and a curve to the right having a central angle of 02 deg. 17 min. 12 sec., a radius of 2,082.11 feet, for an arc length of 128.4 feet to an iron pin being the SW corner of this tract; thence with the east line of Lot 265, N 20 deg. 04 min. 12 sec. W, 124.73 feet to the iron pin and the point of beginning.

Containing 18,015 square feet or 0.41 acre, more or less.

This is the same property conveyed to Mapco Petroleum Inc by Deed of record in Book 10463, Page 812, Register's Office for Davidson County, Tennessee. MAPCO Petroleum, Inc. is now known as Mapco Express, Inc., a Delaware corporation be reason of merger, consolidation, change of name, purchase or otherwise, as evidenced by instrument of record of Instrument No. 200208020092826 said Register's Office.

This is an improved property commonly known as 365 Harding Place, Nashville, TN 37211.

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.

Store: 3331

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: _____
Printed Name: Katie West
Title: Secretary

By: _____
Printed Name: Kevin Slater
Title: Treasurer

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 Kevin Slater, who acknowledged that he/she is the Treasurer of MAPCO EXPRESS, Inc., a Delaware corporation, with whom I am personally acquainted (or proved to 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 G. 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 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 G. 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 $1,936,294.00.

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 3300, Page 36, Register's Office for Davidson County, Tennessee, the easements and setback lines of which are shown on the ALTA/NSPS Land Title Survey by Timothy Leigh Fish, TN PLS No. 3234, of Millman Surveying, Inc. dated June 23, 2023, and identified as Job No. 56602.

3. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters disclosed on the ALTA/NSPS Land Title Survey by Timothy Leigh Fish, TN PLS No. 3234, of Millman Surveying, Inc. dated June 23, 2023, and identified as Job No. 56602:

    a. utility and drainage lines, with poles, guys and other appurtenances;
    b. encroachment of building and overhand over building setback line;
    c. encroachment of adjoiner's building over the boundary line on the subject property;
    d. encroachment of concrete pad, curbing and dumpster area onto utility easement;
    e. encroachment of curbing over boundary 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

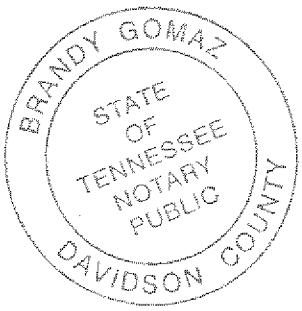
November 1, 2023

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