Karen Johnson Davidson County
Batch# 1081416 DEEDWARRSP
12/13/2023 11:07:30 AM 7 pgs
Fees: $38.00 Taxes: $11,100.00
20231213-0095943

THIS INSTRUMENT PREPARED BY:
John-William 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	149-00-0-237.00

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 Lot No. 2 on the Plan of Kay Subdivision, of record in Book 4885, Page 107, Register's Office for Davidson County, Tennessee, and being also described according to a survey by A & A Engineers, Inc., dated January 17, 1979, Job No. 1407-79, as follows:

Beginning at a concrete monument located in the western right-of-way margin of Murfreesboro Road; thence continuing with the right-of-way of Murfreesboro Road South 42 degrees 55 minutes 27 seconds East 194.05 feet to an iron pin; thence South 58 degrees 53 minutes 33 seconds West 263.03 feet to an iron pin in the southern ROW margin of Rural Hill Road; thence with said ROW along the chord of a curve having a radius of 914.33 feet and a length of 246.14 feet North 13 degrees 17 minutes 25 seconds East 245.40 feet to a concrete monument; thence North 43 degrees 05 minutes 33 seconds East 53.63 feet to the point of beginning. Said tract containing 0.6796 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM is that portion of the property conveyed to the State of Tennessee, of record in Book 10359, Page 621, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southwest existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between southeast existing margin of Rural Hill Road South and the property described above with the southwest existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road easterly 194 feet more or less to the intersection with the common property line of Ace Nashville Limited Partnership property and the property described above; thence with said common property line South 64 degrees 57 minutes 18 seconds West 6.39 feet to the point of intersection with the southwest proposed margin of State Project No. 19021-223054; thence with said proposed margin North 36 degrees 58 minutes 54 seconds West 191.80 feet to the southeast existing margin of Rural Hill Road South; thence with said existing margin of Rural Hill Road South, Northeast 6 feet, more or less, to the point of beginning, containing 1,089.1 feet.

Being the same property conveyed to Mapco Petroleum, Inc. by Deed of record in Book 10463, Page 818, Register's Office for Davidson County, Tennessee. 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. 200208020092826 said Register's Office.

This is an improved property with a common address of 2601 Murfreesboro Pike, Nashville, TN 37217.

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: _____
Printed Name: Katie West
Title: Secretary

By: _____
Printed Name: Keith 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 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 $3,000,000.00.

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
Commission Expires JULY 7, 2025

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. The following matters shown on the Plan of record in Plat Book 4885, Page 107, Register's Office for the Davidson County, Tennessee, the sewer easement of which is shown on the ALTA/NSPS Land Title Survey by Timothy Leigh Fish, TN PLS No. 3234, of Millman Surveying, Inc., dated June 26, 2023, and identified as Job No. 56603.

    a. Sewer easement

3. Right of Way Easement of record in Book 10359, Page 621, in the Register's Office for Davidson County, Tennessee.

4. 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 26, 2023, and identified as Job No. 56603:

    a. utility and drainage lines, with poles, guys and other appurtenances;
    b. encroachment of curbing and sign 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

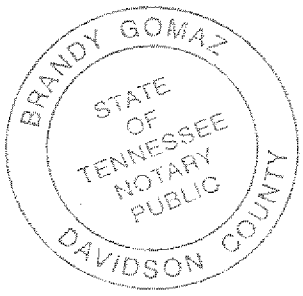
November 1, 2023

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