Karen Johnson Davidson County
Batch# 1081434 DEEDWARRSP
12/13/2023 10:53:30 AM 6 pgs
Fees: $33.00 Taxes: $7,366.10
20231213-0095971

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:
305A Equipment Court Lawrenceville, GA, 30046	305A Equipment Court Lawrenceville, GA, 30046	033-00-0-087.00

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 Goodlettsville, County of Davidson, State of Tennessee described as follows:

Land in the 10th (formerly the 20th) Civil District of Davidson County, Tennessee, described according to a Survey made by John. M. Sullivan, County Surveyor, for Davidson County, Tennessee, dated August 4, 1954, as follows:

Beginning at a point on the Northwesterly margin of the Dickerson Pike, 300 feet Southwesterly from the Southeast corner of a 5-acre tract of land conveyed to J. E. Coles by Deed from N. A. Lampley of record in Book 1020, Page 260, Register's Office for Davidson County, Tennessee; then North 69 degrees 39 minutes West 200 feet; thence South 49 degrees 29 minutes West 300 feet; thence South 69 degrees 39 minutes East 200 feet to the Northwesterly margin of said Pike; thence with the Northwesterly margin of Pike with a curve, having a radius of 3126 feet, Northeastwardly 300 feet to the beginning, containing 1.2 acres, more or less.

Being the same property conveyed to Gasoline Marketers, Inc., a Delaware corporation by deed of conveyance dated May 31, 1977 and of record in Record Book 5160, Page 148, in the Register's Office for Davidson County, Tennessee. Gasoline Marketers, 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 Officer for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as 1301 Dickerson Road, Goodlettsville, Tennessee 37072.

Store: 1040

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: Katie West
Printed Name: Katie West
Title: Secretary

By: Keith Slater
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 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.

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 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.

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 $1,990,837.00.

Affiant

Sworn to and subscribed before me this 24th day of Oct, 2023

Notary Public

My Commission Expires:
1/8/24

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

Exhibit A

Permitted Encumbrances

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

2. 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 20, 2023, and identified as Job No. 56575:

    a. utility and drainage lines, with poles, guys and other appurtenances;
    b. encroachment of curbing and asphalt over boundary line;
    c. encroachment of adjoiner's site sign over boundary line onto subject property.

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

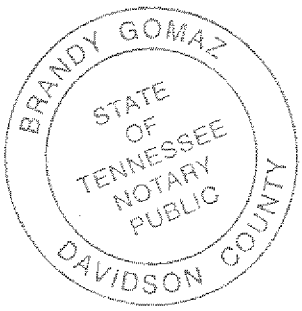
November 1, 2023

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