Karen Johnson Davidson County
Batch# 1081434 DEEDWARRSP
12/13/2023 10:53:30 AM 7 pgs
Fees: $38.00 Taxes: $12,950.00
20231213-0095976

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	161-12-0-012.00

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 Resubdivision of Lot 2 of Sunchase Knolls Development of record in Plat Book 6900, Page 644, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Save and except the following:

Beginning at the point of intersection of the existing South margin of State Route 254 (Old Hickory Blvd) and the East boundary of the Sunchase Knolls Apts., Inc. property; thence with said margin Eastwardly 160 feet, more or less, to a point in the West boundary of the Firestone Center property; thence with said West boundary South 01 degree 51 minutes 00 seconds East 15.58 feet; thence with a curve right having a radius of 2,906.79 feet Westwardly 165.45 feet to a point in Sunchase Knolls East boundary; thence with said East boundary North 17 degrees 44 minutes 00 seconds East 16.36 feet to the point of beginning and containing 2,572 square feet and being part of the same property conveyed by W. B. Granstaff and wife, Laura D. Granstaff, to National Convenience Stores, Inc. as of record in Book 6737, Page 102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mapco Petroleum Inc., a Delaware corporation by Special Warranty deed from Eighth NCS Realty Company, a Texas corporation of record in Book 7949, Page 599, Register's Office for Davidson County, Tennessee, dated September 28, 1989 and recorded on September 29, 1989. 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. 20020802-0092826, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 15131 Old Hickory Blvd., 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: 3216

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

202312130095976

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 Kurt 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.

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

Stephanie 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 Paul 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.

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

Stephanie 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 24th day of October, 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

202312130095976

Exhibit A

Permitted Encumbrances

1. Taxes for the year 2023; a lien, due and payable but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 644, Register's Office for Davidson County, Tennessee, shown on the ALTA/NSPS Land Title Survey prepared by Timothy Leigh Fish, RLS No. 3234, of Millman National Land Services, dated June 12, 2023, last revised October 3, 2023 and identified as Job No. 56588.

3. Utility Easement of record in Book 7541, Page 468, in the Register's Office for Davidson County, Tennessee, shown on the ALTA/NSPS Land Title Survey prepared by Timothy Leigh Fish, RLS No. 3234, of Millman National Land Services, dated June 12, 2023, last revised October 3, 2023 and identified as Job No. 56588.

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 prepared by Timothy Leigh Fish, RLS No. 3234, of Millman National Land Services, dated June 12, 2023, last revised October 3, 2023, and identified as Job No. 56588:
    a. utility meters and other appurtenances;
    b. building setbacks

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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz

Notary's Signature

My Commission Expires: 5/5/25