Karen Johnson Davidson County
Batch# 1095634 DEEDWARRSP
01/29/2024 03:54:30 PM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20240129-0006230

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):
Green MXC, LLC 305 Equipment Court NE, Suite A Lawrenceville, GA 30043	Green MXC, LLC 305 Equipment Court NE, Suite A Lawrenceville, GA 30043	019-14-0-003.00 019-14-0-002.00

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 MXC, 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 Davidson County, Tennessee, being Lot Nos. 2-A and 2-B as shown on the Plan of Section Four Northgate Industrial Park, of record in Plat Book 5210, Page 322, as amended in Book 5767, Page 805, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mapco Express, Inc., a Delaware Corporation, by Warranty Deed from BP Products North America Inc., a Maryland Corporation, of record in Instrument No. 20060111-0004546 Register's Office for Davidson County, Tennessee, dated December 15, 2005 and recorded on January 11, 2006.

This is improved property commonly known as 254 Long Hollow Pike, Goodlettsville, TN 37072

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: 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 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.

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

Cynthia A Evans-Dill
Notary Public
Cynthia A. Evans-Dill
Printed Name

My Commission Expires: July 7, 2025

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.

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

Cynthia A Evans-Dill
Notary Public
Cynthia A. Evans-Dill
Printed Name

My Commission Expires: July 7, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,000,000.00.

Affiant

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

Notary Public

My Commission Expires: July 7, 2025

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

Exhibit A

Permitted Encumbrances

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

2. Subject to the following shown on the Plan of record in Plat Book 5210, Page 322 (Plat I), as amended by Amendment of record in Book 5767, Page 805 (Plat II), in the Register's Office for Davidson County, Tennessee, shown on that certain the ALTA/NSPS Land Title Survey by Timothy Leigh Fish, TN PLS No. 3234, of Millman National Land Services, dated June 3, 2023, and identified as Job No. 56608 (the "Survey"):

   a) 10' public utility easement along eastern boundary line (Plat I) as relocated (Plat II).

3. Easement for ingress and egress of record in Book 5657, Page 327, in the Register's Office for Davidson County, Tennessee (affects both lots), shown on the Survey.

4. Restrictions set forth in the Special Warranty Deed of record in Instrument Number 20060111-0004546, in the Register's Office for Davidson County, Tennessee, excluding however, the expired fuel prohibition in Exhibit B, Section 1 of said instrument.

5. Matters as shown on the Survey, including but not limited to the following:

   a) Utility and drainage lines, with meters, valves, poles and other appurtenances;
   b) Covered gas station (canopy) encroaches on 30' ingress/egress easement along western boundary;
   c) Air pump, vacuum, landscaping, curb, fencing, light poles located within the 30' ingress/egress easement.

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

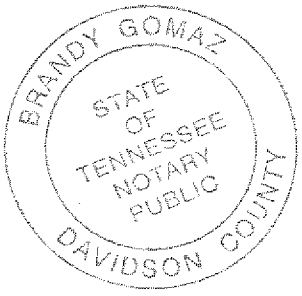
November 1, 2023

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