Karen Johnson Davidson County
Batch# 1107662 DEEDWARRSP
03/06/2024 08:34:30 AM 8 pgs
Fees: $43.00 Taxes: $7,436.95
20240306-0015472

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): |
|---|---|---|
| GREEN MXB, LLC<br>305-A EQUIPMENT COURT<br>LAWRENCEVILLE, GA 30046 | GREEN MXB, LLC<br>305-A EQUIPMENT COURT<br>LAWRENCEVILLE, GA 30046 | 163-00-0-331.00 |

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 MXB, LLC,** a Delaware limited liability company ("Grantee"), and its successors and assigns, certain real property located in the City of Antioch, County of Davidson, State of Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Subdivision for Lot 1, The Hills of Hickory Hollow Commercial P.U.D., of record in Book 6900, Page 603, Register's Office for Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, at the Northwest intersection of Bell Road and Hickory Hollow Terrace and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the Northeast corner of the herein described property and in the West right-of-way of Hickory Hollow Terrace, also being the beginning of a curve to the right, said curve having a central angle of 02 degrees 08 minutes 54 seconds, a radius of 1175.00 feet, and arc length of 44.06 feet, and a chord of South 29 degrees 05 minutes 43 seconds East, 44.05 feet; thence along said right-of-way, along the arc of the above described curve 44.06 feet to an existing concrete monument; thence along said right-of-way South 24 degrees 52 minutes 00 seconds East, 91.09 feet to an existing concrete monument, said monument being the beginning of a curve to the right, said curve having a central angle of 89 degrees 39 minutes 14 seconds, a radius of 25.00 feet, an arc length of 39.12 feet, and a chord of South 19 degrees 53 minutes 02 seconds West, 35.25 feet; thence, along said right-of-way along the arc of the above described curve 39.12 feet to an existing concrete monument, said monument being in the North right-of-way of Bell Road, also being the beginning of a curve to the right, said curve having a central angle of 05 degrees 05 minutes 00 seconds, a radius of 1582.14 feet, an arc length of 138.60 feet, and a chord of South 65 degrees 30 minutes 43 seconds West 138.55 feet; thence, along said right-of-way, along the arc of the above described curve 138.60 feet to an iron pin (found); thence, along said right-of-way South 69 degrees 30 minutes 34 seconds West, 8.50 feet to an iron pin (set) ; thence, leaving said right-of-way along the East side of a joint ingress -egress easement North 25 degrees 11 minutes 27 seconds West, 50.88 feet to an iron pin (set) , said pin being the beginning of a curve to the left, said curve having a central angle of 13 degrees 23 minutes 13 seconds, a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of North 35 degrees 02 minutes 43 seconds West, 26.11 feet; thence, with said easement along the arc of the above described curve 26.17 feet to an iron pin (set) ; thence, with said easement North 41 degrees 44 minutes 20 seconds West, 48.60 feet to an iron pin (set); thence, with said easement South 47 degrees 19 minutes 40 seconds West, 12.78 feet to an iron pin (set) , said pin being the beginning of a curve to the

right, said curve having a central angle of 88 degrees 08 minutes 30 seconds, a radius of 88.00 feet, an arc length of 135.38 feet, and a chord of North 88 degrees 36 minutes 05 seconds West, 122.42; thence, with said easement along the arc of the above described curve 135.38 feet to an iron pin (set); thence, leaving said easement along the line of Robert Torch, North 67 degrees 52 minutes 53 seconds East, 309.90 feet to the point of beginning and containing 34,845 square feet or 0.80 acres, more or less.

Together with a perpetual easement for ingress and egress, contained in the Warranty Deed recorded in Deed Book 7484, Page 619, said easement area being more particularly described as follows:

Beginning at an iron pin set being in the North right-of-way of Bell Road and the West edge of a joint ingress/egress easement; thence leaving said right-of-way and along said easement North 20 degrees 40 minutes 42 seconds West, 35.67 feet to an iron pin set; said pin being the beginning of a curve to the left, having a central angle of 21 degrees 59 minutes 38 seconds and a radius of 85.00 feet, for an arc length of 32.63 feet; thence North 42 degrees 40 minutes 20 seconds West, 3.74 feet to an iron pin set, said pin being the beginning of a curve to the left, said curve having a central angle of 73 degrees 01 minutes 27 seconds and a radius of 25.00 feet, for an arc length of 31.86 feet; thence along said easement of a curve to the right said curve having a central angle of 76 degrees 08 minutes 46 seconds and a radius of 112.00, for an arc length of 148.85 feet; thence along said easement along the arc of the above described curve, 148.85 feet to an iron pin set; said pin being in the phase line for the remainder of Robert Torch property; thence with said phase line North 67 degrees 52 minutes 53 seconds East, 25.50 feet to an iron pin set, said pin being in the East edge of a joint egress/ingress easement, also being the beginning of a curve to the left said curve having a central angle of 88 degrees 08 minutes 30 seconds and a radius of 88.00 feet to an arc length of 135.38 feet; thence along said easement along the arc of the above described curve, 135.38 feet to an iron pin set; thence along said easement North 47 degrees 19 minutes 40 seconds East, 12.78 feet to an iron pin set; thence along said easement South 41 degrees 44 minutes 20 seconds East, 48.60 feet to an iron pin set; a curve to the right said curve having a central angle of 13 degrees 23 minutes 13 seconds and a radius of 112.00 feet for an arc length of 26.17 feet; thence along said easement along the arc of the above described curve 26.17 feet to an iron pin set; thence along said easement South 25 degrees 11 minutes 27 seconds East 50.88 feet to an iron pin set; said pin being in the north right-of-way of Bell Road; thence with said right-of-way South 69 degrees 30 minutes 34 seconds West, 30.00 feet to the beginning; containing 0.16 acre, more or less

Included in the above description but specifically excluded that portion as conveyed to the State of Tennessee in Book 10359, Page 618, Register's Office for Davidson County, Tennessee:

Beginning at a point on the Northwest existing margin of Bell Road, said point being located 67.80 feet left of center line survey station 12+09.12 at the point of intersection between the grantor with the Northwest existing margin of Bell Road; thence with said existing margin of Bell Road Easterly 39 feet more or less to the intersection with the southwest existing margin of Hickory Hollow Terrace and the Grantor; thence with said existing margin of Hickory Hollow Terrace Northerly 145 feet more or less to the intersection with the common property line of Willow Pointe Limited Partnership and the Grantor; thence with said common property line South 70 degrees 05 minutes 30 seconds West 7.20 feet to the point of intersection with the Southwest proposed margin of Hickory Hollow Terrace of State Project No. 19057-2212-14; thence with said proposed margin South 24 degrees 23 minutes 37 seconds East 14.24 feet to a point located 35.19 feet right of Hickory Hollow Terrace center line survey station 27+86.50; thence South 24 degrees 05 minutes 27 seconds East 63.61 feet to a point located 39.0 feet right of Hickory Hollow Terrace center line survey station 28+50; thence South 27 degrees 31 minutes 29 seconds East 55.87 feet to a point located 93.63 feet left of Bell Road center line survey station 12+36.32; thence with a 25 foot radius curve right 40.59 feet to the point of beginning containing 1,617 square feet.

Being the same property conveyed to Mapco Petroleum, Inc. by Warranty Deed from E-Z Serve Convenience Stores, Inc., of record in Book 10463, Page 872, 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 commonly known as 765 Bell Road, Antioch, TN 37013.

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: Katie West
Printed Name: Katie West
Title: Secretary

By: Keith Slater
Printed Name: Keith Slater
Title: Treasurer



202403060015472

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 $2,009,986.00.

Affiant

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

Notary Public

My Commission Expires: July 7, 2025

CYNTHIA DENISE DILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

## Exhibit A

## Permitted Encumbrances

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

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 603, and Book 5200, Page 697, Register's Office for Davidson County, Tennessee, shown on that certain 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. 56604 (the "Survey").

3. Ingress, Egress Easements and Restrictions of record in Book 7594, Page 474, in the Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

4. Subject to a perpetual easement for ingress and egress as reserved in the deed from Robert Torch Investments, Inc. to Tenneco Oil Company of record in Book 7484, Page 619, in the Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

5. Right of Way Agreement of record in Book 2203, Page 565, as affected by the Partial Release of record in Book 5118, Page 797, in the Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

6. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the Survey:
   a) Easement related to utility and drainage lines, with meters, valves, poles and other appurtenances;
   b) Diesel pump located in 15' building setback line on western boundary.

**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

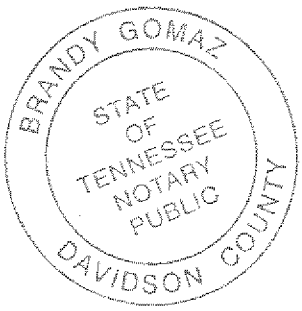
November 1, 2023

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