Karen Johnson Davidson County
Batch# 1107662 DEEDWARRSP
03/06/2024 08:34:30 AM 7 pgs
Fees: $38.00 Taxes: $10,374.22
20240306-0015473

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:
GREEN MXB, LLC 305-A EQUIPMENT COURT LAWRENCEVILLE, GA 30046	GREEN MXB, LLC 305-A EQUIPMENT COURT LAWRENCEVILLE, GA 30046	102-00-0-048.00

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

Land in the 8th Civil District of Davidson County, Tennessee, being parts of Lot Nos. 3 and 4 on the Map of the Subdivision of Mount Hickory, as of record in Plat Book 332, Page 68, Register's Office for Davidson County, Tennessee, and more fully described in the Deed of record in Book 4064, Page 996, Register's Office for Davidson County, Tennessee and in Deed of Correction of record in Book 4076, Page 921, Register's Office for Davidson County, Tennessee, as follows:

Located West of Charlotte Pike (U.S. Highway #70, State Route 24) in the 8th Civil District of Metropolitan Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point located on the extreme Northwestwardly margin of Charlotte Pike (U.S. Highway 70, State Route 24), said point being North 46 degrees 32 minutes East an approximate distance of 37 feet from the line between Lots Nos. 3 and 4 of Map of Mount Hickory, said point being also the Southwestwardly corner of the property conveyed to J. E. Crane and J. T. Crane by Deed of record in Book 3952, Page 519 of Davidson County Register's Office and being also located approximately 897.5 feet Southwest from the extreme Southern right-of-way margin of Old Hickory Boulevard (Clees Ferry Road), thence along and with the Northwestwardly margin of Charlotte Pike (U.S. Highway 70, State Route 24) South 46 degrees 32 minutes West a distance of 90.40 feet to a point being a point of curve, thence continuing along and with the Northwestwardly margin of Charlotte Pike (U.S. Highway 70, State Route 24) along an incurve with a degree of curve of 2 degrees 03 minutes a distance of 109.61 feet to a point, chord of said incurve is South 47 degrees 41 minutes West a distance of 109.6 feet, thence leaving said Northwestwardly margin of Charlotte Pike (U.S. Highway 70, State Route 24) North 47 degrees 25 minutes West a distance of 200.0 feet to a point, thence North 47 degrees 10 minutes East a

Being the same property conveyed to Delta Marketing Company, a Division of Earth Resources Company, a Delaware corporation by Special Warranty deed from Union Oil Company of California, a California corporation of record in Book 5692, Page 580, Register's Office for Davidson County, Tennessee, dated October 20, 1980 and recorded on December 19, 1980.

MAPCO Express, Inc., a Delaware corporation, is a successor to Delta Marketing Company 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 6624 Charlotte Avenue, Nashville, TN 37209

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: Kelli 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.

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

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 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.

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

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 $2,803,843.00.

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 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, RLS No. 3234, for Millman Surveying, Inc., dated May 30, 2023, and identified as Job No. 56581:
   a. building setbacks;
   b. utility lines, with poles, guys, and other appurtenances.

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

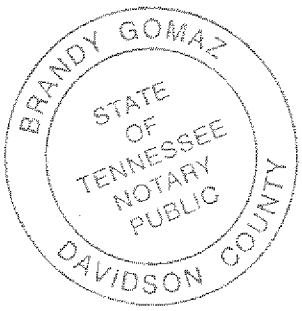
November 1, 2023

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