Karen Johnson Davidson County
Batch# 1107662 DEEDQC
03/06/2024 08:34:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240306-0015474

This instrument was prepared by

John-William Parker Blessing
Dinsmore & Shohl LLP
211 North Pennsylvania Street, Suite 1800
Indianapolis, Indiana 46204

QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid to MAPCO EXPRESS, INC., a Delaware corporation (the "Grantor"), by GREEN MXB, LLC, a Delaware limited liability company (the "Grantee"), the receipt whereof is acknowledged, Grantor does hereby remise, release, quitclaim and convey to Grantee the real estate, situated in Davidson County, Tennessee, described on Exhibit A, attached hereto.

To have and to hold to the said Grantee, its successors and assigns forever.

[Remainder of Page Intentionally Left Blank]

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

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: _____
Name: Katie West
Title: Secretary

By: _____
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, 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-DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

Cynthia A Evans Dowell
Notary Public

Cynthia A Evans-Dowell
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, 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-DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

Cynthia A Evans Dowell
Notary Public

Cynthia A Evans-Dowell
Printed Name

My Commission Expires: July 7, 2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

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
Commission Expires JAN. 8, 2024

Property address: 6624 Charlotte Avenue, Nashville, TN 37209

Send Tax Statements To:

Green MXB, LLC
305A Equipment Court
Lawrenceville, Georgia 30046

Parcel # 102-00-0-048.00

EXHIBIT A

Land lying in the 22nd Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Delta Marketing Company, as of record in Deed Book 5692, Page 580, Register's Office for Davidson County, Tennessee, and being more particularly described:

Beginning at a 5/8" iron pin & cap found at the Northerly right-of-way of Charlotte Pike, said point being the Southwesterly corner of the NWSC-FIRE, LLC Property, of record in Document 20150511-0042929, Register's Office for Davidson County, Tennessee; thence, with said right-of-way South 46 degrees 29 minutes 45 seconds West, 84.83 feet to a mag nail found; thence, with said right-of-way, 115.13 feet along a curve to the right, having a radius of 2824.79 feet, said curve being subtended by a chord bearing South 47 degrees 39 minutes 48 seconds West a distance of 115.12 feet to a point, and being the Easterly right-of-way of Condo Drive; thence, leaving said Northerly right-of-way and with the Northerly right-of-way of Condo Drive, North 47 degrees 25 minutes 00 seconds West, 200.00 feet, to a 5/8" iron pin & cap set, being the Southwesterly corner of the West Meade Condominiums, as of record in Plat Book 5200, Page 430, Register's Office for Davidson County, Tennessee; thence, with the Southerly line of the West Meade Condominiums North 47 degrees 10 minutes 00 seconds East, 200.00 feet to a 5/8" iron pin & cap found, being the Northwesterly of said NWSC-FIRE, LLC Property; thence, with the Westerly line of NWSC-FIRE, LLC Property, South 47 degrees 24 minutes 00 seconds East, 200.00 feet to the Point of Beginning and containing 40,011 square feet or 0.919 acres, more or less.

Being the same property conveyed to GREEN MXB, LLC by deed of record in Instrument 202403060015473 in the Register's Office for Davidson County, Tennessee.

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

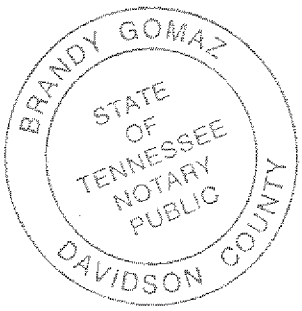
November 1, 2023

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