Karen Johnson Davidson County
Batch# 1126064 DEEDWARRSP
04/23/2024 10:48:30 AM 8 pgs
Fees: $43.00 Taxes: $36,057.97
20240423-0029119

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
925 Lebanon Pike, LLC 5605 Glenridge Drive, Suite 1090 Atlanta, GA 30342	7-Eleven, Inc. P.O. Box 711 Dallas, Texas 75221-0711 *Attn: Ad Valorem Tax, Store #42174*	094-10-0-003.00 094-10-0-002.00 094-10-0-004.00 094-10-0-005.00 094-10-0-053.00 094-14-0-002.00 094-10-0-051.00 094-10-0-052.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OCTANE PARTNERS LEBFESS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto 925 LEBANON PIKE, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 19 day of April, 2024.

Octane Partners LebFess, LLC

By: _____
Mark Banks, President/Chief Manager

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mark Banks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President/Chief Manager of Octane Partners LebFess, LLC, a limited liability company, the within named bargainor, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this _____day of April, 2024.

_____
Notary Public

My Commission Expires: 3-3-2026

SUSAN E HEARN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

[Signatures Continued on the Following Page]

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $9,745,398.00.

Affiant

Sworn to and subscribed before me this 19th day of April, 2024.

Notary Public

My Commission Expires: 7/19/25

MEAH THOMSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

EXHIBIT A

PROPERTY DESCRIPTION

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the U.S. Highway 70 (State 24, Lebanon Pike) and Rucker Avenue intersection and being all of the Maruti Corporation Property as recorded in Deed Book 10994, Page 397, Register's Office of Davidson County, Tennessee and also being all of the JMJ Enterprises, Inc. Property as recorded in Instrument #20171024-0108970 and 20171024-0108971, Register's Office of Davidson County, Tennessee, and part of Lots 9 and 10 of the Lewis Plan as recorded in Plat Book 21, Page 92, Register's Office of Davidson County, Tennessee, and Lots B, 1, 2, 3, 4, 5, 6, 13, 14 and 15 on the Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision as recorded in Plat Book 332, Page 170, Register's Office of Davidson County, Tennessee also being a portion of Public Alley #2058 as closed by Ordinance No. BL2021-649 and a portion of Public Alley #2058 and a portion of White Avenue as closed by Ordinance No. BL2020-539 and being more particularly described as follows:

BEGINNING at a new masonry nail and brass disk monument in the southerly right-of-way of U.S. Highway 70 (State 24, Lebanon Pike) and easterly right-of-way of Rucker Avenue, said monument also being the northwesterly corner common to Lot B on the Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision;

Thence leaving said easterly right-of-way of Rucker Avenue and continuing along withthe southerly right-of-way of U.S. Highway 70 (State 24, Lebanon Pike) N 85°06'52" E a distance of 347.33' to a new iron pin monument, said monument being the northwesterly corner common to The Catholic Diocese of Nashville Property as recorded in Instrument #20200204-0013131, Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of U.S. Highway 70 (State 24, Lebanon Pike) and continuing along with the westerly line of The Catholic Diocese of Nashville Property, S 10°20'09" W a distance of 175.00' to a new iron pin monument, said monument being the northerly right-of-way of Public Alley #2058 (Closed by Ordinance No. BL2020-539);

Thence continuing across Public Alley #2058, S 26°25'06" E a distance of 16.13' to a new iron pin monument, said monument being the northwesterly corner common to Lot 7 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision as recorded in Plat Book 332, Page 170, Register's Office of Davidson County, Tennessee;

Thence leaving said Public Alley #2058 and continuing along with the westerly line of Lot 7 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision, S 10°20'09" W a distance of 150.00' to an existing 3/8" iron pin monument, said monument being the northerly right-of-way of White Avenue (Closed by Ordinance No. BL2020-539);

Thence leaving said Lot 7 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision and continuing along with a portion of White Avenue the following three calls: S 04°53'08" E a distance of 20.00' to a new iron pin monument;

Thence S 85°06'52" W a distance of 115.88' to a new iron pin monument;

Thence S 04°53'08" E a distance of 20.00' to a new iron pin monument, said monument being the northwesterly corner common to Lot 12 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision as recorded in Plat Book 332, Page 170, Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of White Avenue and continuing along with the westerly line of Lot 12 of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision, S 10°20'09" W a distance of 149.82' to a new iron pin monument, said monument being the northerly right-of-way of Public Alley #2056;

Thence leaving said Lot 12 of of Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of W.B. Lewis' Subdivision and continuing along with the northerly right-of-way of Public Alley #2056, S 85°06'52" W a distance of 96.35' to a new iron pin monument, said monument being the easterly right-of-way of Rucker Avenue;

Thence leaving said northerly right-of-way of Public Alley #2056 and continuing along with the easterly right-of-way of Rucker Avenue, N 06°42'38" W a distance of 513.42' to a new masonry nail and brass disk monument in the southerly right-of-way of U.S. Highway 70 (State 24, Lebanon Pike), which is the point of beginning, having an area of 124,305 square feet, 2.85 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated July 20, 2021.

Also being known as:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 9, 13, 14, 15 and 17 and part of 10 of Map of W. M. Omohundro's Subdivision of Lot No. 17 and Parts of No. 9 and 10 of W. B. Lewis Subdivision, as shown on the Plan of record as Instrument Number 20230313-0018163 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Octane Partners Lebfess, LLC by deeds of record as Instrument Nos. 20211015-0139177, 20211015-0139178, 20211015-0139179 and 20211015-0139180, Register's Office for Davidson County, Tennessee.

202404230029119

EXHIBIT B

EXCEPTIONS TO TITLE

1. Current real estate taxes, a lien not yet due and payable.

2. Easements for Sanitary Sewer and/or Storm Drainage of record in Book 6416, Page 880, Book 6416, Page 883, Book 6421, Page 841 and Book 6421, Page 844, in the Register's Office for Davidson County, Tennessee.

3. Easement for sewer and septic tank overflow in deeds of record in Book 4756, Page 267, Book 4768, Page 181 and Book 4756, Page 255, in the Register's Office for Davidson County, Tennessee.

4. Reservation and easements in deeds of record in Book 4756, Page 263, Book 4758, page 511, Book 5000, Page 183 and 5001, page 419, in the Register's Office for Davidson County, Tennessee.

5. Matters, rights and easements reserved and retained by Metropolitan Government of Nashville and Davidson County Council Ordinances Numbered BL2021-649 and BL2020-539

6. All matters shown on the Plan of record as Instrument Number 20230313-0018163 in the Register's Office for Davidson County, Tennessee

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Number 20220520-0059062 in the Register's Office for Davidson County, Tennessee

8. Agreement for Dedication of Easement for Sanitary and/or Storm Sewer, Water Mains, Pumps and Appurtenances of record as Instrument Number 20220523-0059338 in the Register's Office for Davidson County, Tennessee

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 April 19, 2024 (date of document).

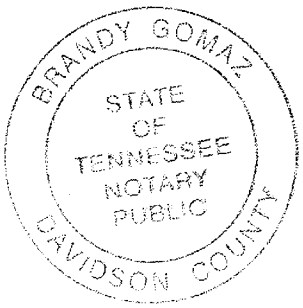
Affiant Signature

April 19, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of April, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25