Karen Johnson Davidson County
Batch# 1155368 DEEDWARRSP
07/08/2024 11:54:30 AM 7 pgs
Fees: $38.00 Taxes: $30,059.54
20240708-0050943

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) |
|---|---|---|
| 605 San Vicente, LLC<br>2416 Wilshire Blvd<br>Santa Monica, CA 90403<br><br>Att: Sarah Ifrah | 7-Eleven, Inc.<br>P.O. Box 711<br>Dallas, Texas 75221-0711<br>*Attn: Ad Valorem Tax,*<br>*Store #42174* | 107-13-0-131.00<br>107-13-0-147.00<br>120-01-0-149.00 |

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 MURF, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto 605 SAN VICENTE, LLC, a California 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 5th day of July, 2024.

Octane Partners Murf, 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 Murf, 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 25th day of June, 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 $8,124,200.

Affiant

Sworn to and subscribed before me this 5th day of July, 2024.

Brandy Catalanotto
Notary Public

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

## EXHIBIT A

PROPERTY DESCRIPTION

BEING located in the 13th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike) and Thompson Place intersection and being all of Lot 1 of Final Plat of The Gold Cypress Living Trust Property as recorded in Instrument #20240215-0010460 in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at new iron pin monument in the easterly right-of-way of U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike), said monument also being the southwesterly corner common to the Gold Plaza Partnership Property as recorded in Instrument #20050502-0048545 in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike) and continuing along with the southerly and easterly lines of the Gold Plaza Partnership Property the following two calls: N 44°05'13" E a distance of 147.50' to a new masonry nail and brass disk;

Thence N 45°54'47" W a distance of 86.24' to a new iron pin monument, said monument being the southerly right-of-way of Thompson Place;

Thence leaving said Gold Plaza Partnership Property and continuing along with the southerly right-of-way of Thompson Place, N 80°01'23" E a distance of 220.68' to a new iron pin monument, said monument being the northwesterly corner common to Lot 1 of the Lavista Villa Apartments as recorded in Plat Book 4060, Page 29 in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Thompson Place and continuing along with the westerly line of Lot 1 of the Lavista Villa Apartments the following two calls: S 43°04'07" E a distance of 229.83' to a point;

Thence S 22°05'27" E a distance of 5.10' to a point said point being the northwesterly corner common to the Hamid Saleh, Fadhel Alkifi and Kawthar Bahhur Property as recorded in Instrument #20071107-0131371 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 1 of the Lavista Villa Apartments and continuing along with the northerly line of the Hamid Saleh, Fadhel Alkifi and Kawthar Bahhur Property, S 40°07'30" W a distance of 313.27' to new iron pin monument, said monument being the easterly right-of-way of U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike);

Thence leaving said Hamid Saleh, Fadhel Alkifi and Kawthar Bahhur Property and continuing along with the easterly right-of-way of U.S. Highway 70S, 41 (State Route 1, Murfreesboro Pike) N 45°56'59" W a distance of 299.13' to a new iron pin monument, which is the point of beginning, having an area of 96,339 square feet, 2.21 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 June 5, 2023.

Being the same property conveyed to Octane Partners Murf, LLC by deeds of record as Instrument Nos. 20220621- 0070085 and 20220621- 0070085, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

EXCEPTIONS TO TITLE

1. Current real estate taxes, a lien not yet due and payable.
2. Plan of record as Instrument 20240215-0010460 in the Register's Office for Davidson County, Tennessee
3. Plan of record as Plat Book 161, page 103 in the Register's Office for Davidson County, Tennessee
4. Restrictive covenants of record in Book 3981, Page 142, in the Register's Office for Davidson County, Tennessee
5. Sewer Easement of record in Book 4081, Page 793, in the Register's Office for Davidson County, Tennessee
6. Buttress and Retaining Wall Easement of record as Instrument No. 2014-0327-0025242, 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 20230425-0030427 in the Register's Office for Davidson County, Tennessee
8. Easement for Water Meters, and Appurtenances of record as Instrument Nos. 20221130-0125391 and 20221130-0125393 in the Register's Office for Davidson County, Tennessee
9. Memorandum of Lease by and between Octain Partners Murf, LLC and 7-ELEVEN, INC, of record as Instrument No. 20240521-0037794

45108977.1

# Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 July 5, 2024 (date of document).

Affiant Signature

July 5, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of July, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON