This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1212399 DEEDQC
12/04/2024 07:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241204-0093979

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Mapco Metro Properties, LLC 1255 Lakes Parkway, Suite 180 Lawrenceville, Georgia 30043	New Owner	164-00-0-322.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MAPCO EXPRESS, LLC**, a Delaware limited liability company, successor-in-interest by merger with NTI Hobson Pike, LLC, a Delaware limited liability company ("Grantor"), does hereby quitclaim and convey unto **MAPCO METRO PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 3800 Murfreesboro Pike, Antioch, Tennessee 37013. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 21st day of November, 2024.

GRANTOR:

MAPCO EXPRESS, LLC,
a Delaware limited liability company

By: Scott A Moon

Name: Scott A. Moon

Title: MANAGER

STATE OF Georgia
COUNTY OF Barrow

Before me, a Notary Public of the state and county mentioned, personally appeared Scott A Moon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager of Mapco Express, LLC, a Delaware limited liability company, the within named bargainor, and that he in his capacity as manager of the company executed the foregoing instrument for the purposes therein contained by signing his name on behalf of the company as such manager.

WITNESS my hand and seal, at office in Lawrenceville, Georgia this 21 day of November, 2024.

Heather L Mosier
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
NOTARY PUBLIC GEORGIA
HEATHER L MOSIER
NOTARY PUBLIC GEORGIA
BARROW COUNTY
My Comm. Expires October 20, 2027

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Andrea P. Ren

AFFIANT

Subscribed and sworn to before me, this 26th day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being that certain tract of land described on the Final Plat of Mapco-Hobson Pike at Murfreesboro Pike of record in Instrument No. 20151007-0102177, said Register's Office, to which lot reference is hereby made for a more complete and accurate property description.

The foregoing description having been prepared based on the ALTA/ACSM Land Title Survey prepared by Scot L. Cherry (R.L.S. No. 1512) of Cherry Land Surveying, Inc. dated July 21, 2014, last revised August 28, 2015, whose address is 622 West, Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed to NTI Hobson Pike, LLC, a Delaware limited liability company, predecessor-in-interest to Mapco Express, LLC, a Delaware limited liability company, by Special Warranty Deed from Belz/Becker/Lewis/Shlenker Properties, a Tennessee of record in Instrument No. 20151012-0103455 Register's Office for Davidson County, Tennessee, dated October 07, 2015 and recorded on October 12, 2015.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 11-21-24 (date of document).

Affiant Signature

12/3/24
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 3rd day of December, 2024.

Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY