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
20241204-0093980

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| Mapco Metro Properties, LLC<br>1255 Lakes Parkway, Suite 180<br>Lawrenceville, Georgia 30043 | New Owner | 108-01-0-036.00 |

**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-by-conversion to Mapco Express, Inc., a Delaware corporation ("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 550 Donelson Pike, Nashville, Tennessee 37214. 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 21 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. Rey

**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 Lot No. 1 on the Plan of Final Plat of Lots 81 and 82, Larkwood Subdivision of record in Plat Book 7900, Page 418, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mapco Express, Inc., a Delaware corporation, predecessor-by-conversion to Mapco Express, LLC, a Delaware limited liability company, by Warranty deed from BP Products North America Inc., of record in Instrument No. 20060111-0004557 Register's Office for Davidson County, Tennessee.

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.