This Instrument Prepared By:
Katie Clink
Mapco Express, LLC
P.O. Box 1565
Lawrenceville, GA 30043

Karen Johnson Davidson County
Batch# 1308962 DEEDQC
08/12/2025 01:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250812-0064185

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Mapco Knoxville Properties, LLC 1255 Lakes Parkway, Suite 180 Lawrenceville, Georgia 30043	New Owner	08216002700

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 unto **MAPCO KNOXVILLE PROPERTIES, LLC**, a Georgia limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's 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 interest in the Property is quitclaimed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 712 Main Street, Nashville, TN , Tennessee. 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. 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 _____ day of _____, 2025.

GRANTOR:

MAPCO EXPRESS, LLC,
a Delaware limited liability company

By: _____

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, 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 31 day of July, 2025.

_____
Notary Public

My Commission Expires: 10/20/2027

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

STATE OF GEORGIA)

COUNTY OF Barrow)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 31 **day of** July **, 2025.**

NOTARY PUBLIC

My Commission Expires: 10/20/2027

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

Exhibit A

[Legal Description]

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Being the Southerly parts of Lots Nos. 4, 5, 6 and 7 on the Plan of Hobson & Wheless Second Addition to Edgefield, as of record in Book 21, Page 21, Register's Office for Davidson County, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated February 13, 1967, as follows:

Said part of said Lots Nos, 4, 5, 6 and 7 adjoin and front together 200 feet on the Southerly side of Main Street, as widened, and extend back 159.47 feet on the Easterly line or Lot No. 7 and 159.24 feet on the Westerly line of Lot No. 4, to a 15 foot alley in the rear measuring 200 feet thereon.

Being the same property conveyed to Petroleum Facilities, Inc. by Warranty Deed from The Nashville Housing Authority of record in Book 4121, Page 208, Register's Office for Davidson County, Tennessee, dated April 12, 1967 and recorded on April 17, 1967. Petroleum Facilities, Inc. is now known as Mapco Express, Inc., a Delaware corporation, by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 20020802-0092826, said Register's Office.

Tennessee Certification of Electronic Document

I, A. Nicole Trout, 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 7/31/25 (date of document).

A. Nicole Trout
Affiant Signature

7/31/25
Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 31st day of July, 2025.

Kathryn M. Gillenwater
Notary's Signature

MY COMMISSION EXPIRES: 7/1/2028

NOTARY'S SEAL

KATHRYN M. GILLENWATER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

KATHRYN M. GILLENWATER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY