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 6 pgs
Fees: $32.00 Taxes: $0.00
20250812-0064186

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	09613016300

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 465 Donalson Pike, Nashville, 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 31 day of July, 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: 10/28/2027

OFFICIAL SEAL
NOTARY PUBLIC GEORGIA
HEATHER L MOSIER
NOTARY PUBLIC GEORGIA
BARROW COUNTY
My Comm. Expires October 28, 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: 10/21/2027

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

Exhibit A

[Legal Description]

A tract of land in the Davidson County, Tennessee, being Lot No. 1 on the Plan of the Tenneco Site #1 as of record in Plat Book 4350, page 111, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the North right-of-way of Allen Road, said point being South 86 degrees 12 minutes East, 190.00 feet from the intersection of the East right-of-way of Donelson Pike and the North right-of-way of Allen Road; thence in a Westerly direction with said North right-of-way of Allen Road, North 86 degrees 12 minutes West, 170.94 feet to an iron pin found being the beginning of a curve to the right; thence in a Northwesterly direction with said curve 32.56 feet to an iron pin found in the East right-of-way of Donelson Pike, said curve having a radius of 25.0 feet, a delta angle of 74 degrees 38 minutes 00 seconds and a tangent of 19.06 feet; thence with said east right-of-way of Donelson Pike with a curve to the right, 181.94 feet to an iron pin found, said curve having a radius of 1,392.40 feet, a delta angle of 07 degrees 29 minutes 12 seconds and a tangent distance of 91.10 feet; thence in a Northeasterly direction and leaving said right-of-way of Donelson Pike with South line of the property of Dorris D. Barnes (recorded in Dead Book 6909, page 10) North 88 degrees 24 minutes East, 223.92 to a point in a concrete ditch; thence in a Southwesterly direction, South 03 degrees 48 minutes West, 219.11 feet to the iron pin found in the North right-of-way of Allen Road and the point of beginning; continuing 43,722 square feet or 1.0 acres more or less.

Included in the above description but expressly excluded herefrom is that property more particularly described in the Special Warranty Deed to the State of Tennessee of record at Instrument No. 20121011-0093391, Register's Office for Davidson County, Tennessee, as follows:

Parcel 1

Beginning at a point on the existing Northeast margin of State Route 255, said point being 53.56 feet right of State Route 255 proposed centerline station 105+83.60; thence with said existing Northeast margin having a curve right and Northwesterly 6 feet, more or less to a point, said point being 49.33 feet right of State Route 255 proposed centerline station 105+66.59; thence with the proposed Northwest margin of said road North 29 degrees 07 minutes 46 seconds East 5.00 feet to a point, said point being 52.10 feet right of State Route 255 proposed centerline station 105+70.90; thence with the proposed Northeast margin of said road South 60 degrees 22 minutes 13 seconds East 5.00 feet to a point, said point being 56.24 feet right of State Route 255 proposed centerline station 105+67.99; thence with the proposed Southeast margin of said road South 27 degrees 52 minutes 32 seconds West 5.00 feet to the point of beginning.

Parcel 2

Beginning at a point on the existing East margin of State Route 255 said point being 41.49 feet right of State Route 255 proposed centerline station 105+77.95; thence with said existing East margin (1) having a curve right and Northerly 10 feet, more or less, (2) Northerly 2 feet, more or less to a point, said point being 40.00 feet right of State Route 255 proposed centerline station 105+88.65; thence with the proposed North margin of said road North 79 degrees 29 minutes 50 seconds East 3.01 feet to a point, said point being 42.99 feet right of State Route 255 proposed centerline station 105+89.02; thence with the proposed East margin of said road South 11 degrees 39 minutes 46 seconds East 10.00 feet to a point, said point being 44.34 feet right of State Route 255 proposed centerline station 105+78.80; thence with the proposed South margin of said road South 69 degrees 45 minutes 33 seconds West 2.97 feet to the point of beginning.

Being the same property conveyed to Mapco Petroleum, Inc by Warranty deed from E-Z Serve Convenience Stores, Inc of record in Book 10463, Page 860, Register's Office for Davidson County, Tennessee, dated May 21, 1997 and recorded on May 22, 1997. Mapco Petroleum 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 for Davidson County.

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