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
20250812-0064187

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	11400023800

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 626 Old Hickory Boulevard, 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: 10/20/2027

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]

Land in the Davidson County, Tennessee, beginning at an iron pin in the easterly margin of Old Hickory Boulevard, said point being 235 feet South of the southerly margin of Sonya Drive where it intersects with the easterly margin of Old Hickory Boulevard, said 235 feet being measured along the easterly margin of Old Hickory Boulevard; thence South 59 degrees 45 minutes east 158.6 feet to an iron pin; thence South 36 degrees East 87.5 feet to an iron pin; thence South 10 degrees East 93.2 feet to an iron pin; thence North 89 degrees 30 minutes West 206.9 feet to an iron pin in the easterly margin of Old Hickory Boulevard; thence with the easterly margin of Old Hickory Boulevard, North 0 degrees 25 minutes East 241.3 feet to the point of beginning. The above described property was based upon a survey by the Cummings Surveying Company, Gary R. Cummings, Surveyor, dated April 6, 1967.

Said Property also being described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Old Hickory Boulevard also known as State Route 251, width varies and no right-of-way dedication found, at a corner common with the property conveyed to Dr. A. L. Yakabow of record in Book 5232, Page 596 in the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Old Hickory Boulevard, no record found, with the southerly and westerly lines of the property conveyed to AM Investors No. 2, LLC and Norwood Manor, LLC of record in Instrument Number 20160711-0070659 for the following calls:

South 58 degrees 38 minutes 29 seconds East 133.15 feet to an existing iron rod;

South 34 degrees 54 minutes 31 seconds East, 87.50 feet to an existing 1" pipe;

South 8 degrees 54 minutes 31 seconds East, 93.42 feet to an existing iron rod at a corner common with the property conveyed to Southfield Property of record in Instrument Number 20160725-0076297:

Thence through the property conveyed to Southfield Property, North 88 degrees 23 minutes 17 seconds West, 197.60 feet to an iron rod set on the easterly right-of-way line of Old Hickory Boulevard, no record found;

Thence with the easterly right-of-way line of Old Hickory Boulevard for the following calls:

North 2 degrees 21 minutes 12 seconds West, 12.32 feet to an iron rod set;

North 5 degrees 14 minutes 45 seconds East, 216.38 feet to the point of beginning;

Containing 31,607 +/- square feet or 0.726 acres more or less.

The above description was based upon a survey prepared by G. Scott Carter, TN RLS #2391, of Clint Elliott Survey, dated September 11, 2018.

Being the same property conveyed to Mapco Express, Inc., a Delaware corporation by Special Warranty Deed from DR. A.L. Yakabow, an individual of record in Instrument No. 20181130-0117254, Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on November 30, 2018.

Being the same property conveyed to Mapco Express, Inc., a Delaware corporation by Quitclaim Deed from DR. A.L. Yakabow, an individual of record in Instrument No. 20181130-0117255, Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on November 30, 2018.

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