This instrument was prepared by:

Abby Johanson
HAYNES & BOONE LLP
112 E. Pecan, Suite 2400
San Antonio, Texas 78205

AFTER RECORDING RETURN TO:

Chicago Title of Texas, LLC
Attn: Allyson Shirar
13737 Noel Road, Suite 100
Dallas, Texas 75240
Email: allyson.shirar@ctt.com

Karen Johnson Davidson County
Batch# 1311869 DEEDWARRSP
08/20/2025 08:24:30 AM 7 pgs
Fees: $38.00 Taxes: $10,687.82
20250820-0066453

Address of New Owner and Send Tax Bills To:

Nashville Commercial Properties, LLC
1255 Lakes Pkwy, Suite 180
Lawrenceville, Georgia 30043
Attention: Benjamin Smith

Property Address(es):
2001 Belmont Blvd.,
Nashville, Tennessee
37212

Map-Parcel Numbers:
10412028400

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is made effective this 7th day of August, 2025, by **MAC'S CONVENIENCE STORES LLC**, a Delaware limited liability company, whose address is 4080 W. Jonathan Moore Pike, Columbus, Indiana 47201 ("**Grantor**"), and **NASHVILLE COMMERCIAL PROPERTIES, LLC**, a Georgia limited liability company, whose address is 1255 Lakes Pkwy, Suite 180, Lawrenceville, Georgia 30043 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all that certain tract or parcel of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the Property in fee simple forever, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's rights, title and

interest, if any (but without warranty whether statutory, express or implied), in and to any land situated in any adjacent strips, street, road, highway or other right of way, public or private, open or proposed, including rights of ingress and egress, and all other easements.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomever arising by, through or under Grantor but not otherwise, subject only to those matters described on **Exhibit "B"** attached hereto.

Grantor warrants and represents that all ad valorem taxes and assessments for the Property for the year 2024 and all prior years have been fully paid.

[Signatures and Acknowledgement on Following Page.]

GRANTOR:

MAC'S CONVENIENCE STORES LLC,
a Delaware limited liability company

By: Debra Gooldy
Name: Debra Gooldy
Its: Assistant Secretary

STATE OF INDIANA §
§
COUNTY OF BARTHOLOMEW §

On the 6th day of August, 2025, before me, a Notary Public in and for the State of Indiana, personally appeared Debra Gooldy, the Assistant Secretary of MAC'S CONVENIENCE STORES LLC, a Delaware limited liability company, and as such representative has been duly authorized to execute, acknowledge and deliver the foregoing instrument in the name of and for and on behalf of said company, and acknowledged that as such authorized representative, she did in the name of said company, execute and acknowledge said instrument for the purposes set forth therein.



Raven Roberts
Signature, Notary Public, State of Indiana

Raven Roberts
Notary Public, Printed Name

I am a resident of Bartholomew County, Indiana

My commission expires: February 24, 2033

STATE OF INDIANA §
§
COUNTY OF BARTHOLOMEW §

The actual consideration or value, whichever is greater, for this transfer is ~~Ten No/100 Dollars ($10.00).~~ $2,888,600.00

Debra Gooldy
Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of August, 2025.

RAVEN ROBERTS
Notary Public, State of Indiana
Bartholomew County
Commission Number NP0761776
My Commission Expires
February 24, 2033

Signature, Notary Public, State of Indiana

Raven Roberts
Notary Public, Printed Name

I am a resident of Bartholomew County, Indiana

My commission expires: February 24, 2033

EXHIBIT A
Legal Description

THE LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 132 ON THE PLAN OF BELMONT LAND COMPANY'S SUBDIVISION AS OF RECORD IN BOOK 421, PAGE 34, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CHISELED "+" IN NEW CONCRETE WALK AT THE INTERSECTION OF THE WESTERLY MARGIN OF BELMONT BOULEVARD AND THE SOUTHERLY MARGIN OF PORTLAND AVENUE; THENCE,

1. WITH THE WESTERLY MARGIN OF BELMONT BOULEVARD WITH A CURVE TO THE RIGHT (RADIUS 195.0') SOUTHWARDLY A DISTANCE OF 162.38 FEET TO AN RESET IRON PIN AT THE EASTERLY COMMON CORNER OF LOTS 132 AND 133 ABOVE STATED PLAN AND HAVING A CHORD BEARING AND DISTANCE OF S 20°14'41" E, 157.73 FEET; THENCE,

2. WITH THE COMMON LINE BETWEEN LOTS 132 AND 133, N 86°47' W. 155.91 FEET TO AN EXISTING IRON PIN ON THE EASTERLY MARGIN OF ALLEY NO. 894; THENCE,

3. WITH THE EASTERLY MARGIN OF ALLEY NO. 894, N 7°31' E, 151.71 FEET TO AN EXISTING IRON PIN ON THE SOUTHERLY MARGIN OF PORTLAND AVENUE; THENCE,

4. WITH THE SOUTHERLY MARGIN OF PORTLAND AVENUE, S 82°11' E, 82.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,268 SQUARE FEET OR 0.442 OF AN ACRE.

Being the same property conveyed to Mac's Convenience Stores LLC, a Delaware limited liability company, by Warranty deed from Circle K. Stores, Inc. of record in Instrument No. 20170503-0043584, Register's Office for Davidson County, Tennessee, dated May 2, 2017 and recorded on May 3, 2017.

EXHIBIT B
Permitted Exceptions

1. Real estate taxes for the year 2025 due in 2026 are a lien but not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or 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 August 8, 2025 (date of document).

Teresa C Beardsley
Affiant Signature

August 15, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of August, 2025.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

