***THE PURPOSE OF THIS INSTRUMENT IS THE CONSOLIDATION OF TWO (2) CONTIGUOUS PARCELS INTO ONE (1) PARCEL.**

Karen Johnson Davidson County
Batch# 1313027 DEEDQC
08/21/2025 10:07:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250821-0066935

CONSIDERATION CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15TH day of AUGUST, 2025.

Notary Public

NADA ALI
Notary Public, State of Texas
Comm. Expires 09-07-2027
Notary ID 134543680

This instrument prepared by:
Alex R. Luna, Esq.
7-Eleven, Inc. (Store #41051)
3200 Hackberry Drive
Irving, TX 75063

QUITCLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
7-Eleven, Inc. 3200 Hackberry Road Irving, Texas 75063 Attn: Corporate Real Estate, Store #41051	7-Eleven, Inc. P.O. Box 711 Dallas, Texas 75221-0711 Attn: Ad Valorem Tax, Store #41051	09303013500 09303013600

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **7-ELEVEN INC., a Texas corporation** ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim and convey unto **7-ELEVEN INC., a Texas corporation** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

(continuing on next page)

TRACT I:

Land in Davidson County, Tennessee, being more fully described as follows: Beginning at an iron pin in the northerly margin of Shelby Avenue, said iron pin being 150.00' west of the intersection of the northerly margin of said Shelby Avenue and the westerly margin of interstate Drive (formerly South 3rd Street); thence along the northerly margin of Shelby Avenue S 61° 30' W, 150.00' to an iron pin, said iron pin being the southwesterly comer of the herein described property; thence leaving the northerly margin of Shelby Avenue, interior angle of 90° 09' bearing N 28° 39' W, 170.00' to an iron pin in the southerly margin of a 15' alley; thence along the southerly margin of said alley to the right with an interior angle of 89° 51', bearing N 61° 30' 13", 150.00' to an iron pin, said iron pin being the northeasterly comer of the herein described property; thence to the right with an interior angle of 90° 09', bearing S 28° 39' E, 170.00' to the point of beginning, having an interior angle at point of beginning of 89°51'. Being the L. T. Daniel and wife property 150' x 170', also being the southwesterly 1/2 of lot No. 47 and all of the lot No. 44 on Map of Shelby Addition to Edgehill, recorded in Book 14, Pages 179 And 180, R.O.D.C; also shown on plan of record in Book 1, Page 11, of Chancery Court of Nashville, Tennessee.

ALSO KNOWN AS AND DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND lying and being Land in Davidson County, Tennessee, being Lot No. 43 in John Shelby's Home Tract, called Shelby's 2nd Addition to Edgefield, now East Nashville, the original plan of said property is of record in Book 14, Page 179, Register's Office for Davidson County, Tennessee and plan of which said lot was sold in the Chancery Court is of record in Plan Book 1, Page 11, said Court, to which said plan references are hereby made for a more complete description of said lot, and being more particularly described as follows:

Commencing at a point at the extended intersection of the northwestern right-of-way line of Shelby Avenue (90' R/W) and the southwestern right-of-way line of Interstate Drive (84' R/W)., thence running along the extended right-of-way of Shelby Avenue South 61 degrees 23 minutes 32 seconds West a distance of24.75 feet to a rebar with cap (old), thence proceed along said right-of-way South 61 degrees 23 minutes 32 seconds West for a distance of79.33 feet to a capped 1/2" rebar (new) on said right-of-way; thence continuing along said right-of-way along a curve to the left having a radius of 1284.45 feet and an arc length of 21.98 feet, said arc being subtended by a chord with a bearing of South 60 degrees 54 minutes 07 seconds West and a length of 21.98 feet to a point on said right-of-way, said point marks the property line between the Exxon Fee Parcel and the Exxon Leasehold Parcel, and being the TRUE POINT OF BEGINNING; thence continuing along said right of way along a curve to the left having a radius of 1284.45 feet and an arc length of 112.13 feet, said arc being subtended by a chord with a bearing of South 57 degrees 27 minutes 53 seconds West and a length of 132.07 feet, to a capped 1/2" rebar (new) on said right-of-way; thence continuing along said right-of-way, South 61 degrees 10 minutes 58 seconds West for a distance of 18.31 feet to a rebar with cap (old) at the intersection of said right-of-way and the southeastern property comer now or formerly owned by Metro Government Sports Authority; thence running along eastern property line of said owner North 28 degrees 12 minutes 00 seconds West for a distance of 170.00 feet to a capped 1/2" rebar (new); thence continuing along the southern property line of said owner North 61 degrees 30 minutes 00 seconds East for a distance of 150.00 feet to a point, said point marks the said line between the Exxon Leasehold Parcel and the said Exxon Fee Parcel; thence Along said property line South 28 degrees 39 minutes 00 seconds East for a distance of 160.60 feet to a point and THE TRUE POINT OF BEGINNING.

Containing within said bounds 0.568 acres (24,724 square feet) more or less.

Being the same property conveyed to 7-Eleven, Inc., by Special Warranty Deed dated January 23, 2018 from MACS Retail, LLC, of record in Instrument 20180131-0009920, Register's Office for Davidson County, Tennessee.

TRACT II:

PARCEL 1 - FEE PROPERTY:

Tract I: Land in Davidson County, Tennessee, being Lot No. 43 in John Shelby's Home Tract, called Shelby's 2nd Addition to Edgefield, now East Nashville, the original plan of said property is of record in Book 14, Page 179, Register's Office for Davidson County, Tennessee and plan of which said lot was sold in the Chancery Court is of record in Plan Book 1, Page 11, said Court, to which said plan references are hereby made for a more complete description of said lot:

Tract II: Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 40, Plan of John Shelby Home Tract, of record in Book 14, Page 180, Register's Office for Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin at the point of tangency of a curve having a radius of 22.0 feet, the tangents to the curve being the northerly right of way line of Shelby Avenue and the easterly right of way line of South Third Street; thence westwardly with the northerly line of Shelby Avenue 27.74 feet to a point at the common comer of Lots 40 and 43 as shown on the plan of John Shelby home place as of Record Book 14, Pages 180, R.O.D.C; thence to the right with an interior angle of 90° 09' northwardly with the easterly line of Lot 43 170.0 feet to a point in the southerly line of a 15 foot alley; thence to the right with an interior angle of 89° 51' easterly along the southerly line of said alley 48.5 feet to a point in the easterly right of way line of South Third Street; thence with an interior angle of 90° 40' southerly along said right of way line 147.74 feet to the point of curvature of aforementioned curve; thence to the right along said 22 foot radius curve 34.81 feet to the point of beginning.

Less and except that certain conveyance to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 11532, Page 461, said Register's Office.

ALSO KNOWN AS AND DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND lying and being Land in Davidson County, Tennessee, being Lot No. 43 in John Shelby's Home Tract, called Shelby's 2nd Addition to Edgefield, now East Nashville, the original plan of said property is of record in Book 14, Page 179, Register's Office for Davidson County, Tennessee and plan of which said lot was sold in the Chancery Court is of record in Plan Book 1, Page 11, said Court, to which said plan references are hereby made for a more complete description of said lot, and being more particularly described as follows:

Commencing at a point at the extended intersection of the northwestern right-of-way line of Shelby Avenue (90' R/W) and the southwestern right-of-way line of Interstate Drive (84' R/W), thence running along the extended right-of-way of Shelby Avenue South 61 degrees 23 minutes 32 seconds West a distance of24.75 feet to a rebar with cap (old) and the TRUE POINT OF BEGINNING, thus established proceed along said right-of-way South 61 degrees 23 minutes 32 seconds West for a distance of 79.33 feet to a capped 1/2" rebar (new) on said right-of-way; thence continuing along said right-of-way along a curve to the left having a radius of 1284.45 feet and an arc length of 21.98 feet, said arc being subtended by a chord with a bearing of South 60 degrees 54 minutes 07 seconds

West and a length of21.98 feet to a point on said right-of- way, said point marks the property line between the Exxon Fee Parcel and the Exxon Leasehold Parcel; thence departing said right-of-way and running along the said property line North 28 degrees 39 minutes 00 seconds West for a distance of 160.60 feet to a point along the property line of the property now or formerly owned by the Metro Government Sports Authority; thence continuing along the southern property line of said owner North 61 degrees 30 minutes 00 seconds East for a distance of 126.52 feet to a capped 1/2" rebar (new) at the intersection of the southeastern property comer of said owner and the intersection of the southwestern right-of-way line of Interstate Drive (84' R/W); thence along said right-of-way South 28 degrees 02 minutes 11 seconds East for a distance of 135.43 feet to a rebar with cap (old) on said right-of-way; thence continuing along said right-of-way along a curve to the right having a radius of 25.00 feet and an arc length of39.02 feet, said arc being subtended by a chord with a bearing of South 16 degrees 40 minutes 40 seconds West and a length of 35.18 feet, to a rebar with cap (old) and THE TRUE POINT OF BEGINNING.

Containing within said bounds 0.462 acres (20,114 square feet) more or less.

ALSO DESCRIBED ACCORDING THE SURVEY DATED, 2017
Situated in the City of Nashville, County of Davidson and State of Tennessee. Known as being a 44,398 square foot parcel of land now or formerly conveyed to MACS RETAIL LLC, a Virginia limited liability company as recorded in Document Nos. 20141003 0091578 and 20141003 0091579 of Davidson County Records and being more particularly described as follows:

Commencing at the intersection of the extension of the southwest right-of-way of Interstate Drive and the northwest right-of-way of Shelby Avenue; thence, South 65°12'49" West, along said extension of northwest right-of-way of Shelby Avenue, a distance of 24.75 feet to a 5/8" iron rebar and the Point of Beginning;

Thence, South 65°12'49" West, along said northwest right-of-way of Shelby Avenue, a distance of 77.96 feet to a 5/8" iron rebar with cap stamped "CESO"; thence, along the arc of a curve to the left, said curve having an arc length of 154.11 feet, a radius of 1284.45 feet, a delta angle of 6°52'28", a chord bearing South 61°46'35" West and a chord distance of 154.02 feet to a nail set; thence, South 65°00'15" West, along the northwest right-of-way of said Shelby Avenue, a distance of 16.99 feet to a 5/8" iron rebar with cap stamped "CESO"; thence, North 24°22'43" West, a distance of 170.00 feet to a 1/2" iron rebar with cap stamped "J. Norwood" "RLS 1857"; thence, North 65°19'17" East, a distance of273.84 feet to said southwest right-of-way of Interstate Drive and a 1/2" iron rebar with cap stamped "J. Norwood" "RLS 1857"; thence, South 24°12'54" East, along said southwest right-of-way of Interstate Drive, a distance of 135.44 feet to a 1/2" iron rebar with cap stamped "J. Norwood" "RLS 1857"; thence, along the arc of a curve to the right, said curve having an arc length of 39.02 feet, a radius of25.00 feet, a delta angle of 89°25'59", a chord bearing South 20°30'06" West and a chord distance of 35.18 feet to the Point of Beginning and containing 1.019 acres (44,398 square feet) of land, more or less.

Being the same property conveyed to 7-Eleven, Inc. by Special Warranty Deed dated January 23, 2018 from MACS Retail, LLC, of record in Instrument 20180131-0009920, Register's Office for Davidson County, Tennessee.

(signatures following on next page)

ATTEST:

By: _____
Name: Alex Luna
Title: Assistant Secretary

GRANTOR:

7-ELEVEN, INC.,
a Texas corporation

By: _____

Name: David J. Colletti, Jr.
Title: Senior Vice President, Real Estate and Mergers & Acquisitions

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David J. Colletti, Jr. and Alex Luna, Senior Vice President, Real Estate and Mergers & Acquisitions and Assistant Secretary, respectively, of 7-Eleven, Inc., a Texas corporation, personally known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was executed as the act of such corporation for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 7th day of August, 2025.

NADA ALI
Notary Public, State of Texas
Comm. Expires 09-07-2027
Notary ID 134543680

_____
Notary Public
My Commission Expires: 09/07/2027

Certificate of Authenticity

I, Jose Lucero, do hereby make an 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 08/07/2025 and 08/15/2025.

Name: ~~Jose~~ Lucero
Title : CIO; Director of Operations
Date 08/21/2025

STATE OF NEW YORK)
COUNTY OF NASSAU)

Sworn to and subscribed before me on 08/21/2025

Notary Public: Anissa Ramjit

My Commission Expires: Aug. 29, 2027

ANISSA S RAMJIT
Notary Public, State of New York
Registration #01RA6247605
Qualified In Queens County
Commission Expires August 29, 20~~28~~ 27