Karen Johnson Davidson County
Batch# 1332312 DEEDWARR
10/09/2025 11:49:30 AM 6 pgs
Fees: $33.00 Taxes: $5,920.00
20251009-0080783

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,600,000.00 Affiant Subscribed and sworn to before me This 30 day of September, ~~2025~~ Notary Public OFFICIAL SEAL NOTARY PUBLIC GEORGIA HEATHER L MOSIER NOTARY PUBLIC GEORGIA BARROW COUNTY My Comm. Expires October 20, 2027 My Commission Expires:

Address New Owner as:	Tax Bill To:	Map / Parcel
Mapco Metro Properties, LLC 1255 Lakes Pkwy, Suite 180, Lawrenceville, GA 30043	**New Owner**	**119-08-0-047.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HJL, L.P. (n/k/a HJL Properties, LLC, a Tennessee Limited Liability Company),** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Mapco Metro Properties, LLC, a Georgia Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

[See Exhibit A]

This Conveyance is subject to the following:

1. 2024 Davidson County Taxes PAID for Tax Parcel ID 119-08-0-047.00
2. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.
3. Any lien of right to a lien for services, labor, or materials not shown by the Public Records
4. Taxes or special assessments which are not shown as existing liens by the public Records
5. Any encroachment, encumbrance, violation, variation or adverse circumstance affected the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records
6. Easements, or claims of easement, not shown by the public record
7. Rights of tenants, as tenants only in possession of subject property
8. Restrictive covenants contained in Warranty Deed of record in Book 1494, Page 513, in the Register's Office for Davidson County, Tennessee.
9. All matters shown or stated on unrecorded plan of Brookside Heights
10. Ingress/egress access Easement and right of way of record in Book 2800, Page 468 in the Register's Office for Davidson County, Tennessee.
11. 20-foot permanent easement and right of way granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4124, Page 705 in the Register's office for Davidson County, Tennessee; as affected by Exception to Easement of record in Book 5782, Page 814 in the aforesaid Register's Office
12. Terms and conditions of lease agreement by and between Jane B. Eakes (Lessor) and National Convenience Stores Incorporated, a Delaware corporation (Lessee), dated September 14, 1989, as evidenced by Memorandum of Lease of record in Book 7943, Page 895 in the Register's Office for Davidson County, Tennessee; as assigned by Assignment of Lease by and between National Convenience Stores Incorporated, a Delaware corporation (Assignor) and MAPCO PETROLEUM Inc., a Delaware corporation (Assignee), and Jane B. Eakes (Lessor), of record in Book 7949, Page 655 in the aforesaid Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this _____ day of September, 2025

Maria Mauthe

By: Maria Mauthe, as Managing Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Maria Mauthe, Managing Member for HJL Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member for HJL Properties, LLC , and as such Managing Member acknowledged the she is authorized to execute the foregoing instrument on behalf of HJL Properties, LLC, the within named bargainor, and that she as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name Maria Mauthe as Managing Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of September, 2025.

Notary Public

My Commission Expires: 7/07/2027

JAYNE SALTERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 07, 2027

By: Laurie Ford, as Managing Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Laurie Ford, Managing Member for HJL Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member for HJL Properties, LLC, and as such Managing Member acknowledged that he is authorized to execute the foregoing instrument on behalf of HJL Properties, LLC, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name Laurie Ford as Managing Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of September, 2025.

Notary Public

My Commission Expires: 7/07/2027

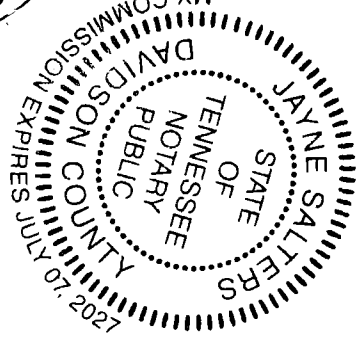


EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Tract No. 1 shown on the unrecorded plan of Brookside Heights and described according to a survey made by WM. C. Parrish, Civil Engineer, June 4, 1956, revised February 14, 1957, as follows:

Beginning at an iron stake in the Westerly margin of Thompson Lane 264.05 feet Southerly from the Southeast corner of a part of said Tract No. 1 on the unrecorded plan of Brookside Heights conveyed to Esso Standard Oil Company by First American National Bank of Nashville, et al, Trustees by deed of record in Book 2596, Page 1, Register's Office for said County; thence with said margin South 2° 23' Wert 87.12 feet to the beginning of a curve; thence with said curve having a radius of 1,382 feet, Southerly 36.85 feet to the beginning of another curve; thence around said curve having a radius of 25 feet Southwesterly 40.28 feet to a point on the Northerly margin of Glenrose Avenue, thence with said margin North 83° 46 Wert 65.92 feet to the beginning of a curve; thence with said curve having a radius of 1402.57 feet, Westerly 58.05 feet to an iron stake; thence North 2° 39' Wert 138.60 feet to an iron stake; thence South 87° 37 East 150 feet to the beginning. Being the same property conveyed to Alfred D. Bainbridge, Jr. and wife, Harriet Elizabeth McWhorter, by deed from W. L Bainbridge, Jr. and wife, Julia W. Bainbridge, of record in Book 2651, Page 601, Said Register's Office.

Being a portion of the same property conveyed to HJL, L.P. - (n/k/a HJL Properties, LLC, a Tennessee limited liability company), by virtue of Quitclaim Deed from Luther Hoyte Eakes et ux Jane B. Eakes, dated December 21, 1993, recorded December 21, 1993, in Book 9194, Page 887, in the Register's Office for Davidson County, Tennessee.

Tract 2

Being in the 6th, formerly 9th, Civil District of said County, being part of Tract No. 1 on the Unrecorded Plan of Brookside Heights, described partly according to a survey made by William C. Parrish Associates, Engineers, June 4, 1956, described as follows:

Beginning on the Westerly margin of Thompson Lane, at a point 314.05 feet South of the Southerly margin of the right of way of the N. C. & St. L. Railroad, being the Southeast corner of the property conveyed to The National Life & Accident Insurance Company, by deed from W. L. Bainbridge, Jr., and wife, as of record in Book 2797, Page 367, Register's Office; thence with the Southerly line of said Insurance Company's property, North 87 degrees 37 minutes Wert 150 feet; thence South 2 degrees 23 minutes Wert 100 feet to the Northwest corner of the property conveyed to Alfred D. McWharter, Jr., and wife, by deed from W. L. Bainbridge, Jr., and wife, as of record in Book 2651, Page 601, said Register's Office; thence with the Northerly line, of said McWharter property, South 87 degrees 37 minutes East 150 feet to the Westerly margin of Thompson Lane; thence with said Lane, North 2 degrees 23 minutes East 100 feet to the beginning.

Being a portion of the same property conveyed to HJL, L.P. - (n/k/a HJL Properties, LLC, a Tennessee limited liability company), by virtue of Quitclaim Deed from Jane B. Eakes et vir L. Hoyte Eakes, dated December 21, 1993, recorded December 21, 1993, in Book 9194, Page 893, in the Regsiter's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Latasha Nelson, 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 October 3, 2025 (date of document).

Affiant Signature

10/6/2025
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 6 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

