Karen Johnson Davidson County
Batch# 1366042 DEEDQC
01/06/2026 09:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260106-0000783

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Mapco Metro Properties, LLC 1255 Lakes Parkway, Suite 180 Lawrenceville, Georgia 30043	New Owner	060-16-0-003.00 051-08-0-147.00

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, INC.**, a Delaware corporation ("Grantor"), does hereby quitclaim and convey unto **MAPCO METRO PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract(s) or parcel(s) 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 Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved properties known as [i] 2813 Dickerson Pike, Nashville, Tennessee 37207; and [ii] 1201 Gallatin Pike South, Madison, Tennessee 37115. The addresses are believed to be accurate but such addresses are not part of the legal description. In the event of any discrepancy, the legal descriptions herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal descriptions. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. 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 29 day of December, 2025.

GRANTOR:

MAPCO EXPRESS, INC.,
a Delaware corporation

By: _____

Name: Marvin K. Hewatt

Title: President

STATE OF Georgia
COUNTY OF Barrow

Before me, a Notary Public of the state and county mentioned, personally appeared Marvin K Hewatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Mapco Express, Inc., a Delaware corporation, the within named bargainor, and that he in his capacity as President of the corporation executed the foregoing instrument for the purposes therein contained by signing his name on behalf of the corporation as such President.

WITNESS my hand and seal, at office in Lawrenceville, Georgia this 29 day of December, 2025.

Heather L Mosier
Notary Public

My Commission Expires: 10/20/2027

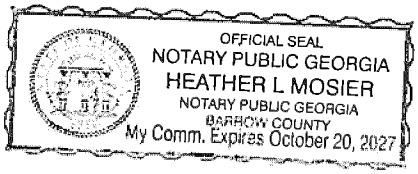
OFFICIAL SEAL
NOTARY PUBLIC GEORGIA
HEATHER L MOSIER
NOTARY PUBLIC GEORGIA
BARROW COUNTY
My Comm. Expires October 20, 2027

NSH 3275893.1

STATE OF Georgia)

COUNTY OF Barrow)

The actual consideration for this transfer is $0.



AFFIANT

Subscribed and sworn to before me, this 29 **day of December, 2025.**

NOTARY PUBLIC

My Commission Expires: 10/20/2027

NSH 3275894.1

Exhibit A

[Legal Description]

Parcel 1

Land lying in the 4th Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 1-3 and 82 on the Plat of the Map of Capitol View Subdivision Nashville Tennessee as of record in Plat Book 974, Pages 52 and 53 in the Register's Office for Davidson County, Tennessee (R.O.D.C.,Tn.), being bounded on the North by Lot 7 on the Plon recorded in Plat Book 843, Page 99 (R.O.D.C.,Tn.), owned by Minou Soudabeh as of record in Deed Book 7525, Page 868 (R.O.D.C.,Tn.) and Lot 80 of said Capitol View Subdivision Plat owned by Jonathon F. Bennett and Karen Willis as of record in Deed Book 8858, Page 502 (R.O.D.C.,Tn.), on the East by Lot 81 of said Capitol View Subdivision Plat owned by Robert Earl and Janice E. Moore as of record in Deed Book 11138, Page 731 (R.O.D.C.,Tn.) and Lot 8 of said Capitol View Plat owned by Edward Wyatt Park as of record in Deed Book 11427, Page 318 (R.O.D.C.,Tn.), on the South by Lot 4 of said Capitol View Plat owned by Lucile M. Lynn as of record in Deed Book 9506, Page 927 (R.O.D.C.,Tn.), on the West by Dickerson Road and being more particularly described as follows;

Beginning at an iron pin old on the Easterly right-of-way of Dickerson Road, being the Southwest corner of said Lot 7 and the Northwest corner of the subject property; Thence, with said Lot 7, South 77 degrees 11 minutes 39 seconds East, 250.00 feet to an iron pin old, said pin being the Southeasterly corner of said Lot 7 and the Northwesterly corner of said Lot 82; Thence, leaving said Lot 7 and continuing with said Lot 82, South 75 degrees 14 minutes 50 seconds East, 50.04 feet to an iron pin new, being common corners of said Lots 82 and 81; Thence, with said Lot 81, South 12 degrees 30 minutes 00 seconds West, 254.01 feet to an iron pin new, being a common corner with said Lot 4; Thence, with said Lot 4, North 77 degrees 11 minutes 39 seconds West, 300.00 feet to an iron pin old on the Eastern right-of-way of Dickerson Road; Thence, with said right-of-way of Dickerson Road, North 12 degrees 30 minutes 00 seconds East, 255.71 feet to the point of beginning and containing 76,670 Sq. Ft. or 1.760 acres, more or less.

Being the same property conveyed to Mapco Express, Inc., a Delaware Corporation by Warranty Deed from Pilot Corporation, successor by name change Pilot Oil Corporation, a Tennessee corporation of record in Instrument No. 20020115-0006071, Register's Office for Davidson County, Tennessee.

Parcel 2

Being a 0.517 more or less acre tract of land lying in the 9th Councilmanic District of Davidson County, Tennessee, and being the Lionel B. Wilde property as of record in Book 5095, Page 734, Register's Office of Davidson County, Tennessee, and being Lot 1 on the plan of Robert L. Core's Resubdivision of Lot 3 on the plan of the N. O. Love Lands, as of record in Book 4715, page 14, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Southerly margin of Due West Avenue, said point being at the Northerly end of a return curve at the intersection of the Easterly margin of Gallatin Road; thence with the Southerly margin of Due West Avenue, South 87 degrees 30 minutes 00 seconds East a distance of 135.32 feet to a point; thence leaving said margin of Due West Avenue, South 23 degrees 27 minutes 00 seconds West a distance of 187.18 feet to a point; thence North 63 degrees 04 minutes 45 seconds West a distance of 41.40 feet to a point; thence North 68 degrees 15 minutes 00 seconds West a distance of 100.00 feet to a point; thence with the Easterly margin of Gallatin Road and with a curve to the right having a radius of 17,143.00 feet, a chord bearing and distance of North 22 degrees 52 minutes 43 seconds East, 115.75 feet, an arc distance of 115.75 feet to a point; thence with a return curve to the right having a radius of 25.00 feet, a chord bearing and distance of North 57 degrees 47 minutes 10 seconds East, 28.47 feet, an arc distance of 30.29 feet to the point of beginning.

Being the same property conveyed to Mapco Petroleum Inc., a Delaware corporation by Special Warranty Deed from National Convenience Stores Incorporated, a Delaware corporation dated January 18, 1990 and recorded January 25, 1990 in Book 8032, Page 451, Register's Office for Davidson County, Tennessee

MAPCO Express, Inc., a Delaware corporation, is a successor to MAPCO Petroleum Inc. by reason of merger, consolidation, change of name, purchase or otherwise, and as evidenced by instrument of record in Instrument No. 02130658, Register's Office for Shelby County, Tennesssee.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 December 29, 2025 (date of document).

Andrea P. Perry
Affiant Signature

1/5/2026
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5TH day of JANUARY, 2026

Notary's Signature

My Commission Expires: 5/3/27.

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027