Karen Johnson Davidson County
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Fees: $48.00 Taxes: $8,880.00
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NCS-1306075
This instrument was prepared by:

Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, IL 60661-3693
Attention: Ashley Siwek

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
TYNRE - 936 FIRESTONE, LLC 3614 Pilcher Ave Nashville, Tennessee 37209 Attn: Mat Tyndal Attn: Chandler Tyndal	[Mat Tyndal] [3614 Pilcher Ave] [Nashville, Tennessee 37209]	183 00 0 133 00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "**Deed**") is made as of this 13th day of July, 2026, by TA OPERATING LLC, a Delaware limited liability company ("**Grantor**"), having an office at 24601 Center Ridge Road, Westlake, Ohio 44145, to TYNRE - 936 FIRESTONE, LLC, a Tennessee limited liability company ("**Grantee**"), having an office at 3614 Pilcher Ave, Nashville, Tennessee 37209.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS ($10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does ***BARGAIN, GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY*** unto the Grantee and its successors and assigns ***FOREVER***, all of the real estate, situated in the County of Rutherford and State of Tennessee, as legally described on **Exhibit A** attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate and all hereditaments, easements and appurtenances thereunto belonging, or in any way pertaining to said real estate (the "**Property**"), subject to the exceptions, covenants, restrictions, reservations, and other provisions contained in this Deed (collectively, the "**Permitted Exceptions**").

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00

Affiant

Subscribed and sworn to me this 17th day of August, 2026.

BETHANY CROCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO.

Bethany Croce
NOTARY PUBLIC
My Commission Expires: 5/17/2028

TO HAVE AND TO HOLD the Property subject to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it ***WILL WARRANT AND FOREVER DEFEND*** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

The Property is improved property located at 936 Firestone Parkway, La Vergne, Tennessee.

There are excepted from the special warranty covenants, and this conveyance is made subject to all: (a) covenants, conditions, restrictions and other provisions contained in this Deed, (b) covenants, conditions, restrictions, easements, reservations, limitations, agreements, liens, encumbrances and other matters of record, (c) applicable zoning and building ordinances, codes, and regulations, and other governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property, (d) real estate taxes and assessments that are a lien against the Property but not yet due and payable, (e) boundary line disputes, overlaps, encroachments, protrusions, discrepancies, and any other matters affecting the Property not shown by the public records which would be disclosed or discoverable by an accurate survey prepared in accordance with NSPS/ALTA minimum standard detail requirements and a physical inspection of the Property, (f) legal highways, streets, roads and rights of way, (g) matters caused or created by, through or under Grantee or its heirs, successors, assigns, affiliates, officers, managers, members, agents, representatives, employees or contractors, and (h) the matters set forth in **Exhibit B** attached hereto and incorporated herein by this reference.

COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS

1. Use and Operating Restrictions

For a period of ten (10) years from the date of this conveyance, (the "**Operating Restriction**") no part of the Property shall be used by Grantee or Grantee Party (as defined hereinbelow), or permitted by any Grantee or Grantee Party to be used, directly or indirectly, as or for (i) truck stop, travel center, petroleum station, gasoline station, fuel canopy, motor fuel sales, automobile service station, automobile

and/or truck repair shop, oil change facility, any electric vehicle charging stations or equipment ("**EV Charging Stations**"), including, without limitation, Level 2 and DC fast charging, together with associated pedestals, dispensers, cabinets, transformers, switchgear, and related improvements, or for the purpose of conducting or carrying on the business of selling, offering for sale, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, alternative fuels, ethanol, biodiesel, renewable diesel, natural gas, hydrogen, propane, methanol, P-series fuels, kerosene, benzol, naphtha, greases, lubricating oils, any fuel used for internal combustion engines, lubricants in any form, other petroleum products, electric vehicle charging and/or other fuel and fuel or charging-related products, and/or other item or utility used in operating vehicles, in each instance as customarily sold in a service station or truck stop from time to time, including, but not limited to, the provision of tractor-trailer and other motor vehicle repair services (including, by way of example, but not limited to, brake and muffler repairs, tire repairs, tune-ups and oil changes) unless any such use is in connection with the operation of the Property as a Grantor-branded service station, or (ii) a convenience store, convenience shop, bodega, corner store, corner shop, superette, or mini-market (collectively, the "Use and Operating Restrictions"). Notwithstanding the foregoing, EV Charging Stations may be installed and used on the Property solely for the private use of the Grantee Parties and their respective bona fide invitees, customers, and employees who are on the Property for purposes other than obtaining electric vehicle charging, provided that: (i) such EV Charging Stations are not offered, advertised, marketed, or held out for use by members of the public (including, without limitation, through signage visible from outside the Property, internet postings, or listings on any charging-network or navigation platform), (ii) no fee, charge, or other consideration (cash or non-cash), whether direct or indirect, is received by Grantee or any of the Grantee Parties from any third party in connection with the availability or use of such EV Charging Stations, and (iii) no rights to use such EV Charging Stations are sold, assigned, licensed, or otherwise made available to any third party.

The Use and Operating Restrictions apply only to the Property as conveyed to Grantee and shall not (a) restrict, limit, or encumber any property now or hereafter owned by Grantor or its affiliates (including, without limitation, any property adjacent to the Property) or (b) be construed to grant Grantee or any of the Grantee Parties any easement, covenant, or other right with respect to any such other property. Without limiting the foregoing, Grantor and its affiliates expressly reserve the right to install, operate, and offer EV charging stations and related facilities on any such other property, whether for public use or for profit.

During the Restriction Period, the terms and provisions of the Use and Operating Restrictions shall be deemed to be "covenants running with the land" and shall benefit and bind the parties hereto and their successors and assigns (including, with respect to Grantee, every successor owner of the Property). Notwithstanding the foregoing, the storage, use and dispensation of motor vehicle fuel on the Property shall be permitted solely for non-retail purposes in connection with the operation of the Property by the owner or its tenants, including, without limitation, for fleet vehicles, equipment, or tenant operations, provided that no sale or offering for sale of fuel to the public shall occur.

The Use and Operating Restrictions will remain in full force and effect for a term of ten (10) years from the date of this conveyance, and upon the expiration of said 10-year period, the Use and Operating Restrictions will automatically lapse and terminate and be of no further force or effect.

This conveyance is made by Grantor and accepted by Grantee upon the express condition of and subject to the Use and Operating Restrictions. Grantor may, in Grantor's sole and absolute discretion (but shall in no event be obligated to), release and/or waive any part or all of the Use and Operating Restrictions at any time, by written instrument duly executed and delivered by Grantor. Grantee, on behalf of itself, its successors and/or assigns, accepts this Deed with the full understanding of the nature and extent of the Use and Operating Restrictions and acknowledges that because of the unique nature of the Property, Grantor would not have executed and delivered this Deed without the Use and Operating Restrictions.

Grantee, on behalf of itself, its successors and/or assigns, hereby acknowledges that a violation or attempted violation of any of the Use and Operating Restrictions will cause irreparable damage to Grantor, and accordingly, Grantee, on behalf of itself, its successors and/or assigns, agrees that Grantor shall be entitled as a matter of right to an injunction, out of any court of competent jurisdiction, restraining any violation or further violation of such sections by the violating party or any employees, partners or agents of the violating party. The foregoing shall in no way limit the remedies available to Grantor hereunder, such that Grantor shall be entitled to pursue any and all available remedies hereunder at law or in equity.

2. Grantee's Indemnification of Grantor.

Grantee, for and on behalf of itself and its successors and assigns, including, without limitation, all successors in title to the Property or any portion thereof (collectively, the "Grantee Parties"), by acceptance of this Deed, hereby agrees, except as may otherwise be provided in the Agreement (as hereinafter defined), to assume responsibility for, and shall protect, indemnify, defend (with counsel reasonably acceptable to the Grantor Parties (as hereinafter defined) (and at reasonable costs), and hold harmless, and does hereby waive, release and discharge, Grantor, its parents, affiliates and subsidiaries, and their respective directors, officers, partners, members, shareholders, employees, contractors, agents, representatives, successors and assigns (collectively, the "Grantor Parties"), from and against any actual claim for liabilities, any and all actions or causes of action at law or in equity, claims, demands, obligations, losses, damages, liabilities, suits, judgments, fines, penalties, payments, costs and expenses (including reasonable attorneys' fees) of whatever kind or nature, sustained, suffered or incurred by any of the Grantor Parties directly or indirectly arising out of, resulting from, relating to or connected with (a) use of the Property which is in violation of or inconsistent with the Use and Operating Restrictions; or (b) any act or omission on the part of any Grantee Party during such Grantee Party's presence or activity on or about the Property prior to the date of this conveyance (collectively, "**Actual Damages**"). Notwithstanding the foregoing, nothing herein shall obligate any Grantee Party to indemnify or hold harmless any Grantor Party for Actual Damages to the extent directly caused by the gross negligence or willful misconduct of such Grantor Party.

3. Condition of Property.

Grantee has accepted the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition. Grantee acknowledges that the purchase price which it has paid for the Property reflects: (a) the fact that all of the Use and Operating Restrictions shall be recorded against the Property and shall be binding on Grantee and the other Grantee Parties, (b) the fact that Grantee has agreed to acquire the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition, and (c) the fact that Grantee has agreed to acquire the Property subject to the presence, whether known or unknown, of any environmental contamination which may have occurred during or prior to the period of Grantor's ownership, use and/or operation of the Property. Grantee does, by its acceptance of this Deed, represent and warrant that it is familiar with the condition of the Property and that GRANTOR HAS NOT MADE AND MAKES NO REPRESENTATIONS OR WARRANTIES (ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, MATERIAL OR IMMATERIAL), CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COMPLIANCE, CONDITION, DESIGN, OPERATION, CAPACITY, MONETARY VALUE, NATURE, AND CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF FOR ANY AND ALL PURPOSES, ACTIVITIES AND USES. GRANTEE AGREES THAT THE PROPERTY IS HEREBY CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN ITS "AS-IS, WHERE-IS, AND WITH ALL FAULTS" CONDITION EXISTING ON THE DATE OF THIS CONVEYANCE.

4. Further Assurances.

Grantor and Grantee shall execute, acknowledge and deliver to the other party at the reasonable request of the other party such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein at any time and from time to time whether before or after the transfer date in order to effectuate the provisions of this Deed or the transaction contemplated herein or to confirm or perfect any right or restriction to be created or transferred hereunder or pursuant to this transaction, provided that the party being requested to deliver such instruments or take such other actions shall not be required to incur any out-of-pocket expense in connection therewith (other than de minimis costs such as notarization, copying, and courier fees not exceeding $500 in the aggregate).

5. Modification; Severability; Attorney's Fees.

No modification, waiver of, addition to, or deletion from the terms of this Deed shall be effective unless reduced to writing and signed by Grantor and Grantee or their respective successors and assigns, each of whom expressly waives, releases and forever forswears any right under the law in the State in which the Property is located which permits a contract, by its terms amendable only in writing, to be orally amended. If any provision or term of this Deed is held to be illegal, invalid, or unenforceable, such provision or term shall be fully severable; and this Deed shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised part of this Deed, and the remaining provisions of this Deed shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Deed. In the event of any litigation arising out of this Deed, the prevailing party in such litigation (as determined by the court or arbitrator) shall be entitled to recover reasonable costs and expenses incurred in connection with such litigation, including, but not limited to, reasonable attorneys' fees and court costs.

Dated as of the date of recording.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

TA OPERATING LLC,
a Delaware limited liability company

By: _____
Name: Jason Nordin
Title: Chief Executive Officer

STATE OF Ohio)
) SS
COUNTY OF Cuyahoga)

On July 1st, 2026 before me, the undersigned, personally appeared Jason Nordin, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Witness my hand and official seal.

Virginia L. Joseph
Notary Public

My Commission expires: 07/04/2028

[SEAL]

NOTARIAL SEAL STATE OF OHIO

VIRGINIA L. JOSEPH
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-04-2028

Exhibit A to Special Warranty Deed

Legal Description

A tract of land in the second civil District of METROPOLITAN-NASHVILLE-DAVIDSON County, Tennessee in Interchange City industrial park, being South of Firestone Parkway, an 80' right-of-way, and West of Gould Boulevard, a 60' right-of-way, and being more fully described as follows:

Beginning at an iron pin on the South margin of Firestone Parkway, said iron pin being in the North line of a tract of McDowell Development Corporation as evidenced in Deed Book 4419, Page 194, R.O.D.C., TN, and being located 625.00' East of the East margin old hickory boulevard, thence,

1. S 85 deg. 56 min. E a distance of 109.04' with the South margin of Firestone Parkway to an iron pin, the beginning of a curve, thence,

2. With a curve to the right having a radius of 2252.87' and a central angle of 8 deg. 25 min. 07 sec. (chord bearing and distance of S 81 deg. 43 min. 26 sec. E 330.72') A distance of 331.02' with the South margin of Firestone Parkway to an iron pin, the Westerly return at the intersection of Firestone Parkway and Gould Boulevard, thence,

3. With a curve to the right having a radius of 25.00' and a central angle of 91 deg. 24 min. 53 sec. (chord bearing and distance of S 31 deg. 48 min. 27 sec. E. 35.79') A distance of 39.89' to an iron pin, the Southwest return on the West margin of Gould Boulevard, thence,

4. S 13 deg. 54 min. W a distance of 23.72' with the West margin of Gould Boulevard to an iron pin, thence,

5. With a curve to the left having a radius of 746.20' and a central angle of 15 deg. 39 min. 22 sec. (chord bearing and distance of S 6 deg. 04 min. 19 sec. W 203.27') A distance of 203.90' with the West margin of Gould Boulevard to an iron pin, a corner of Lot 1 Union Acres as evidenced in Book 3700, Page 155, R.O.D.C., TN, thence,

6. N 18 deg. 17 min. W a distance of 121.82' with the East line of Lot 1 Union Acres to an iron, the Northeast corner of Lot 1 Union Acres, thence,

7. N 86 deg. 37 min W a distance of 402.39' with the North line of Lot 1 Union Acres to an Iron Pin, the Southeast corner of McDowell Development Corporation, thence,

8. N 4 deg. 04 min. E a distance of 171.92' severing McDowell's property to the Point of Beginning

Being the same property conveyed to TA Operating LLC, a Delaware limited liability company, by deed from T. Michael Hayes and wife, Judy A. Hayes, of records in Instrument No. 202308170064247, in the register's office of Davidson County, Tennessee.

Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

2. Taxes and assessments for the year 2026 and subsequent years, a lien not yet due and payable.

3. Terms and provisions of Easement Deed and Conveyance of Water-Sewer Facilities, by and between McDowell Development Corporation and First Suburban Water Utility of Davidson County, Tennessee (Radnor Water District), a municipal corporation, of record in Book 4699, Page 585, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement Sanitary Sewer and Appurtenances, by and between DMH Contractors, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 10499, Page 1, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Storm Drainage, by and between DMH Contractors, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee its successors and assigns forever, of record in Instrument No. 200504060037547, in the Register's Office of Davidson County, Tennessee.

6. Survey by L.I. SMITH & ASSOCIATES, INC., dated June 17, 2026, job no. DAVIDSON-18300013300/260465 , discloses the following:
    a. Gas meter & utility pole located on the property without benefit of easement.
    b. Water meters crossing North property line without benefit of easement.
    c. Fence is located Inside & outside North, South & East property lines.
    d. Adjoiners access drive is approximately 7 feet over the property line in the northwest corner of the property.

Tennessee Certification of Electronic Document

I, Brian Merritt, 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 07/13/2026 (date of document).

Brian Merritt
Affiant Signature

07/13/2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 13 day of July, 2026.

Katharine M Van Zuidam
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

OFFICIAL SEAL
KATHARINE MICHELE VAN ZUIDAM
Notary Public - State of Illinois
Commission No. 1006258
My Commission Expires March 11, 2029