This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 891833 DEEDWARRSP
07/21/2022 10:36:30 AM 5 pgs
Fees: $28.00 Taxes: $19,240.00
20220721-0083494

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Velocity Dealership Acquisition, LLC 2429 South Peck Road Whittier, CA 90601	Same	095-00-0-003.00 095-00-0-005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SIERRA DENALI, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **VELOCITY DEALERSHIP ACQUISITION, LLC,** a Delaware limited liability company ("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: See **Exhibit A.**

The Property is improved real property located at 1809 and 1817 Lebanon Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $5,200,000.00.

Affiant

Subscribed and sworn to before me this the 20 day of July, 2022.

Notary Public

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 20 day of July, 2022.

GRANTOR:

SIERRA DENALI, LLC, a
Tennessee limited liability company

By: _____
Name: Earl H. Dunn, Jr.
Its: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Earl H. Dunn, Jr., 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 Authorized Signatory of Sierra Denali, LLC, the within named bargainor ("Grantor"), and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself as the Authorized Signatory of Grantor.

Witness my hand and seal, at Office, as of the 20th day of July, 2022.

_____
Notary Public

My Commission Expires: 5/5/25

BENJAMIN HUNTER SOUTHARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Being a tract of land lying in the 15th District of Davidson County, Nashville, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Lebanon Pike (U. S. Highway 70, State Route 24) and by Ken James and Melissa Moon as recorded in Instrument Number 201511190117304, Register's Office of Davidson County, Tennessee (RODC); bounded on the east by Kile Investments, LLC, as recorded in Instrument Number 200902250016774, RODC; bounded on the south by Linda H. Donoho, Trustee, as recorded in Instrument Number 201005060034330, RODC, and bounded on the west by Crown Lebanon Partnership, L.P., as recorded in Instrument Number 200102020010616, RODC. Tract being more particularly described as follows:

Point of Beginning being a found 1/2" iron rod lying on said southern ROW of Lebanon Pike, being \'b1330 feet northwest of the centerline intersection of Clovernook Drive and Lebanon Pike; thence along said ROW of Lebanon Pike North 46 degrees 36 minutes 14 seconds East 242.56 feet to a set point; thence along the common line of said Ken James and Melissa Moon with the following: South 35 degrees 06 minutes 09 seconds East 130.32 feet to a found iron rod with cap; thence North 48 degrees 11 minutes 08 seconds East 64.81 feet to a set point; thence North 11 degrees 50 minutes 40 seconds West (passing a found p.k. nail, the northeast corner of said Ken James and Melissa Moon at (153.43 feet) a total of 156.09 feet to a set point lying on said southern ROW of Lebanon Pike ; thence along said ROW of Lebanon Pike North 46 degrees 54 minutes 13 seconds East 35.20 feet to a set point; thence along the common line of said Kile Investments with the following: South 11 degrees 48 minutes 41 seconds East 167.66 feet to a set point; thence South 12 degrees 02 minutes 35 seconds East 515.91 feet to a set point; thence along the common line of said Donoho South 68 degrees 05 minutes 25 seconds West 352.78 feet to a set point; thence along the common line of said Crown Lebanon Partnership North 11 degrees 42 minutes 34 seconds West 531.30 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Sierra Denali, LLC, a Tennessee limited liability company Quitclaim Deed from Horsepower, J.V., a Tennessee joint venture, of record in Instrument No 202207210083493 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July ___, 2022.

EXHIBIT B

1. Taxes for the year 2022, a lien not yet due and payable.

2. Powerline Easement of record in Book 437, Page 26, in the Register's Office for Davidson County, Tennessee.

3. Perpetual Ingress-Egress Easement of record in Book 3253, Page 436, in the Register's Office for Davidson County, Tennessee.

4. Perpetual Ingress-Egress Easement of record in Book 3646, Page 71, Register's Office for Davidson County, Tennessee. This Easement is included within the subject property but assessed to the owner of adjoining property known as Tax Parcel 09500000600.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160802-0079843, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement and/or Public Street Right-Of-Way of record in Instrument No. 20170317-0026282, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 July 20, 2022 (date of document).

Affiant Signature

July 20, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of July, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY