

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $NONE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF September, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-02-2022

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins & McNeilly, PLLC
Suite 300, 214 Second Avenue, North
Nashville, Tennessee 37201

AFTER RECORDING RETURN TO:
Kay B. Housch, P.C.
222 2nd Avenue North, Suite 310
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 924124 DEEDQC
10/03/2022 08:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221003-0108510

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO NEW OWNER AT:	MAP PARCEL NUMBER(S):
VELOCITY DEALERSHIP ACQUISITION, LLC 2429 South Peck Road Whittier, CA 90601 Attn: Brad Fauvre	VELOCITY DEALERSHIP ACQUISITION, LLC 2429 South Peck Road Whittier, CA 90601 Attn: Brad Fauvre	Map & Parcel 106090024.00

QUITCLAIM DEED

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 which is hereby acknowledged, VALLEY ENTERPRISES, a Tennessee general partnership ("Grantor"), has this day conveyed all its right title and interest to VELOCITY DEALERSHIP ACQUISITION, LLC, a Delaware limited liability company, its successors and assigns ("Grantee"), as to those certain tracts or parcels of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS its hand this 30th day of September 2022, the corporate party having executed this instrument by its duly authorized representative.

Valley Enterprises,
a Tennessee general partnership

By: Neely B Cable, III
Name: NEELY B CABLE, III
Title: AUTHORIZED PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Katlin Ryan, of the State and County aforesaid, personally appeared Neely B. Cable, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of VALLEY ENTERPRISES, the within named bargainor, a general partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such general partner.

WITNESS my hand and seal, in Nashville, Tennessee, this 26 day of September, 2022.

Katlin Ryan
NOTARY PUBLIC

My Commission Expires:

1/6/2025

KATLIN RYAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 6, 2025
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A

Land in Metropolitan Nashville and Davidson County, Tennessee, being more particularly described below according to an ALTA/NSPS Land Title Survey performed by Clifford McGill TRLS No. 2699 Azimuth Land Surveying for BBG Assessments, LLC dated 9/19/2022, Job No. AZ-865:

Beginning at a half inch iron pipe found 50 feet from the center of the railroad tracks on the westerly right of way of the L & N Railroad recorded in Plat Book 843, Page 80 Register's Office of Davidson County, Tennessee, as a 100 foot right of way, the southeast corner of PROPCO 1116 POLK, LLC recorded as Instrument Number QC-20211001 0131956, said Register's Office ; thence along the westerly right of way of the railroad S 50°55'31" W, 261.00' to a new half inch iron rod with orange plastic cap inscribed, " C McGill RLS 2699" set on the northerly right of way of Woodycrest Ave. (aka Kilvington Blvd.), a 45 foot wide public right of way; thence along the northerly right of way of Woodycrest Ave N 84°07'10" W, 259.29' to a MAG Nail w/ disc, " Cliff McGill RLS 2699" set at the beginning of a curve to the right with a Radius of 20', an Arc Length of 49.15', a Delta Angle of 140°48'06", a Chord Bearing of N 11°33'40" W, and Chord Length of 37.68' to a MAG Nail w/ disc, " Cliff McGill RLS 2699" set at the beginning of a curve to the left on the easterly right of way of Polk Ave, a 60' wide public right of way; thence along the right of way of Polk Ave along an Arc to the left with a of Radius 838.15', an Arc Length of 346.50', a Delta Angle of 23°41'11", a Chord Bearing of N 46°59'45" E, and a Chord Length of 344.03' to a found 5/8" Iron Rod with Cap, " W&A ENG" at the southwest corner of PROPCO 1116 POLK, LLC on the easterly right of way of Polk Ave; thence along PROPCO's south line S 83°17'30" E, 133.34' to a found 5/8" Iron Rod with Cap, " W&A ENG"; thence continuing along PROPCO's south line S 35°27'42" E, 144.92' to the Point of Beginning containing 1.80 acres.

Being the same property conveyed to Valley Enterprises by deed of record in Book 11422, page 226, Register's Office of Davidson County, TN.

TRUE COPY CERTIFICATION

I, Kay B. Housch, 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:

September 30, 2022

Kay B. Housch

Date: September 30, 2022

State of Tennessee)

County of Davidson)

Sworn to and subscribed before me this 30 day of September 2022

Marjorie A. Haines, Notary Public
My commission expires: 10/02/2022

