This Instrument Prepared By:
ArentFox Schiff LLP
44 Montgomery St., 38th Floor
San Francisco, CA 94104
ATTN: Angele Solano

Karen Johnson Davidson County
Batch# 1143797 DEEDQC
06/05/2024 03:09:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240605-0042210

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
VVG REAL ESTATE HOLDINGS LLC 2429 S. Peck Road, Whittier, CA 90601	SAME AS NEW OWNER	095-00-0-003.00 095-00-0-005.00

FOR NO CONSIDERATION of the sum of Zero Dollars ($0.00), the receipt and sufficiency of which is hereby acknowledged, VELOCITY DEALERSHIP ACQUISITION LLC, a Delaware limited liability company ("Grantor"), has this day remised, released and quitclaimed unto VVG REAL ESTATE HOLDINGS LLC, a Delaware limited liability company, its successors and assigns ("Grantee") forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances of real property located in Davidson County, Tennessee, as more particularly described on Exhibit "A", and incorporated herein by reference (the "Property"). The Property is improved real property located at 1809 and 1817 Lebanon Pike, Nashville, Davidson County, Tennessee.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

This is improved property known as 1809 and 1817 Lebanon Pike, Nashville, Davidson County, Tennessee.

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES **The actual consideration for this transfer is** $0.00

Affiant _____

Subscribed and sworn to before me this the 24 day of May, 2024.

ASHLEY ANNE RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2464874
My Comm. Expires Sep 29, 2027

(Affix Seal)

Notary Public Ashley Anne Rodriguez

My commission expires:

Witness our hand this 24 day of May, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

GRANTOR:

Velocity Dealership Acquisition LLC,
a Delaware limited liability company

By: _____
Name: BRADLEY C. FAUVRE
Its: PRESIDENT
Date: 5-26-24

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____ }
COUNTY OF _____ }

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

See attached
CA acknowledgment

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On May 24, 2024 before me, Ashley Anne Rodriguez, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Bradley C. Fauvre
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ASHLEY ANNE RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2464874
My Comm. Expires Sep 29, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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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 Velocity Dealership Acquisition LLC, a Delaware limited liability company, by Special Warranty Deed from Sierra Denali, LLC, a Tennessee limited liability company of record in Instrument No. 202207210083494, in the Register's Office for Davidson County, Tennessee, Dated July 20, 2022 and recorded on July 21, 2022.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 05.26.2024 (date of document).

Affiant Signature

06.05.2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202406050042210