Karen Johnson Davidson County
Batch# 1143936 DEEDQC
06/06/2024 10:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240606-0042394

THIS INSTRUMENT PREPARED BY: ArentFox Schiff LLP 44 Montgomery St., 38th Floor San Francisco, CA 94104 ATTN: Angele Solano		
ADDRESS NEW OWNER(S) AS FOLLOWS: VVG REAL ESTATE HOLDINGS 2429 South Peck Road Whittier, CA 90601 Attn: CFO	SEND TAX BILLS TO NEW OWNER AT: VVG REAL ESTATE HOLDINGS 2429 South Peck Road Whittier, CA 90601 Attn: CFO	MAP PARCEL NUMBER(S): Map & Parcel 106090024.00

QUITCLAIM DEED

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 to 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 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").

This is improved property known as 1130 Polk Ave., 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.

Notary Public Ashley Anne Rodriguez

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

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. FRAUNE
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

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

LEGAL DESCRIPTION

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 Velocity Dealership Acquisition LLC, of deeds from Valley Enterprises, of record as instrument numbers 20221003-0108509 and 20221003-018510 in the Register's Office of Davidson County, TN.

Tennessee Certification of Electronic Document

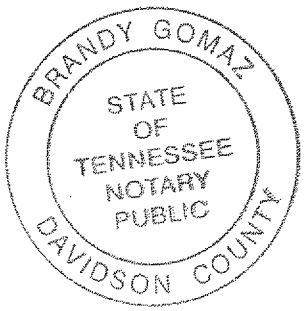
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 26, 2024 (date of document).

Affiant Signature

May 26, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of May, 20 24.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25