Karen Johnson Davidson County
Batch# 1279938 DEEDWARRSP
05/30/2025 01:22:30 PM 14 pgs
Fees: $73.00 Taxes: $48,100.00
20250530-0042691

PREPARED BY:
HOLLAND & KNIGHT LLP
ATTN: KENDALL KADISH
1801 CALIFORNIA STREET, SUITE 5000
DENVER, COLORADO 80202

SPECIAL WARRANTY DEED

SEND TAX BILLS TO NEW OWNER AT:	WHEN RECORDED, RETURN TO:	TAX PARCEL NUMBERS:
Cappo Properties, LLC c/o Victory Automotive Group, Inc. 46250 Michigan Avenue Canton, Michigan 48188	First American Title Insurance Company National Commercial Services 5445 Corporate Drive, Suite 175 Troy, MI 48098-2617 Attn: Patricia A. Cadena	119-090-258.00 119-090-260.00 119-090-263.00 119-090-266.00 119-090-267.00 119-090-272.00 119-090-273.00 119-090-274.00 119-090-276.00 119-090-280.00 119-090-282.00 119-090-283.00 119-090-284.00

SUMMIT AUTOMOTIVE MID-SOUTH REGION, LLC, a Delaware limited liability company ("**Grantor**"), whose address is 10301 East Arapahoe Road, Suite 200, Centennial, CO 80112, for and in consideration of the sum of Ten Dollars ($10.00) paid to Grantor by **CAPPO PROPERTIES, LLC**, a Michigan limited liability company ("**Grantee**"), whose address is c/o Victory Automotive Group, Inc., 46250 Michigan Avenue, Canton, Michigan 48188, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee, that certain improved land generally located at 307 Thompson Lane & 2902 Nolensville Pike, Nashville, TN 37211, and being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, TOGETHER WITH all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "**Property**").

For the same consideration, Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, without warranty, express or implied, all interest of Grantor, if any, in (1) strips and gores, if any, between the Property and any abutting properties, whether owned or claimed by deed, limitations, or otherwise, and whether located inside or outside the Property; and (2) any land lying in or under the bed of any creek, stream, or waterway or any highway, avenue, street, road, alley, easement or right-of-way, open or proposed, in, or across, abutting or adjacent to the Property.

This conveyance is made and accepted subject to all title exceptions of record which are valid, existing, and, in fact, affect the Property (the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

EXECUTED on the date set forth in the acknowledgement below to be effective as of May 30, 2025.

GRANTOR:

SUMMIT AUTOMOTIVE MID-SOUTH REGION, LLC, a Delaware limited liability company

By: _____
Scott Hanson,
Secretary

STATE OF Colorado)
) ss.:
COUNTY OF Arapahoe)

This instrument was acknowledged before me on May 29, 2025 by Scott Hanson, the Secretary of Summit Automotive Mid-South Region, LLC, a Delaware limited liability company, on behalf of the limited liability company.

_____[SEAL]
Notary Public

DAWN A SKEEN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174011345
MY COMMISSION EXPIRES MAR 15, 2029

The actual consideration or value, whichever is greater, for this transfer is $13,000,000.00.

Affiant

Subscribed and sworn to before me this the 29 day of May, 2025.

My commission expires:

Notary Public

DAWN A SKEEN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174011345
MY COMMISSION EXPIRES MAR 15, 2029

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

DEALERSHIP TRACT:

PARCEL A:

BEING LOT NO. 6 ON THE PLAN OF WALLER'S SUBDIVISION, AS OF RECORD IN BOOK 6900, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

PARCEL B:

TRACT NO. ONE: BEING LOT NO. 12, THE WESTERLY 15 FEET OF LOT NO. 13 AND THAT PART OF A 21 FOOT ALLEY WEST OF SAID LOT NO. 12, KNOWN AS ALLEY NO. 1894, NOW ABANDONED AND RE-LOCATED, AS PART OF AN UNNUMBERED TRACT ON THE PLAN OF TANKSLEY SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF COLLIER AVENUE AT A POINT 15 FEET EAST OF THE DIVIDING LINE BETWEEN LOTS NOS. 12 AND 13; THENCE WITH SAID AVENUE, WESTWARDLY 103 FEET TO THE EASTERLY MARGIN OF ALLEY NO. 1894, AS RE-LOCATED; THENCE WITH SAID ALLEY NORTHWARDLY 155.5 FEET, MORE OR LESS, THE NORTHWEST CORNER OF SAID LOT NO. 12; THENCE EASTWARDLY 103 FEET; THENCE SOUTHWARDLY 155.5 FEET, MORE OR LESS, TO THE BEGINNING.

TRACT NO. TWO:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 87 FEET OF LOT NO. 13 ON THE PLAN OF TANKSLEY SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, SAID PART OF LOT NO. 13 FRONTS 87 FEET ON THE NORTHERLY SIDE OF COLLIER AVENUE AND EXTENDS BACK 155.5 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 155.5 FEET MORE OR LESS, ON THE EASTERLY LINE TO A LINE IN THE REAR MEASURING 87 FEET, THEREON.

PARCEL C:

TRACT NO. ONE:

BEING THE WEST PART OF LOT NO. 4, THE EAST 14 FEET OF LOT NO. 13, AND ALL OF LOT NO. 14 ON THE PLAN OF TANKSLEY SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID WEST PART OF LOT NO. 4 FRONTS 100.5 FEET ON THE SOUTH SIDE OF THOMPSON LANE, AS WIDENED AND RUNS BACK BETWEEN PARALLEL LINES 122 FEET MORE OR LESS TO A LINE IN THE REAR MEASURING 100.5 FEET.

SAID EAST 14 FEET OF LOT NO. 13 AND LOT NO. 14 ADJOIN AND TOGETHER FRONT 100 FEET, MORE OR LESS ON THE NORTHERLY MARGIN OF COLLIER AVENUE AND RUN BACK BETWEEN PARALLEL LINES 155.5 TO A LINE IN THE REAR.

TRACT TWO:

BEING THE WESTERLY 50 FEET OF LOT NO. 6 ON THE PLAT OF ROSA V. TANKSLEY'S SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF THOMPSON LANE AND RUNS BACK BETWEEN PARALLEL LINES 120 FEET, MORE OR LESS TO A LINE IN THE REAR.

PARCEL D:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 4 FEET OF LOT NO. 4 AND THE WESTERLY 102.5 FEET OF LOT NO. 3 ON THE PLAN OF ROSA V. TANKSLEY'S SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 3 AND 4 FRONT TOGETHER 106.5 FEET ON THE SOUTHERLY MARGIN OF THOMPSON LANE AND RUNS BACK BETWEEN PARALLEL LINES 122.5 FEET TO A LINE IN THE REAR.

PARCEL E:

BEING LOTS NOS. 23, 22 AND THE WESTERLY 50 FEET OF LOT NO. 21 ON THE PLAN OF THE TANKSLEY SUBDIVISION, OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOT NO. 22 AND THE WESTERLY 50 FEET OF LOT NO. 21 FRONT 150.0 FEET ON THE SOUTHERLY MARGIN OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150.5 FEET, MORE OR LESS TO THE MIDDLE LINE OF ABANDONED ALLEY NO. 1896.

LOT NO. 23 FRONTS 72.4 FEET ON THE SOUTHERLY MARGIN OF COLLIER AVENUE AND RUNS BACK BETWEEN LINES, 150.5 FEET ON THE EASTERLY MARGIN AND 154

FEET ON THE WESTERLY LINE TO THE MIDDLE LINE OF ABANDONED ALLEY NO. 1896, IN THE REAR ON WHICH IT MEASURES 42.9 FEET.

PARCEL F:

BEING PARTS OF LOTS NOS. 9 AND 10 ON THE PLAN OF ROSA V. TANKSLEY'S SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING ON THE SOUTHERLY MARGIN OF THOMPSON LANE, AS WIDENED AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO RATTERMAN'S AMERICAN SERVICE CENTER COMPANY, BY DEED FROM WOODBINE LAUNDRY AND CLEANERS COMPANY, OF RECORD IN BOOK 3371, PAGE 114, SAID REGISTER'S OFFICE; THENCE WITH SAID SERVICE CENTER COMPANY'S EASTERN BOUNDARY LINE SOUTH 4 DEGREES 33 MINUTES WEST 74.62 FEET AND SOUTH 24 DEGREES 31 MINUTES EAST 47.32 FEET; THENCE EASTERLY 74.4 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF A 20 FOOT ALLEY; THENCE WITH SAME NORTHERLY 128 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF THOMPSON LANE, AS WIDENED; THENCE WITH THE SAME WESTERLY 90 FEET, MORE OR LESS, TO THE BEGINNING.

PARCEL G:

LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS NOS. 9, 10 AND 11 AND A PART OF AN ALLEY NOW CLOSED, AND A TRIANGULAR PARCEL LYING SOUTH OF SAID ALLEY ON THE EASTERLY MARGIN OF NOLENSVILLE PIKE, SAID LOTS BEING A PART OF THE TANKSLEY SUBDIVISION, OF RECORD IN PLAT BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE, AS WIDENED, SAID POINT BEING OPPOSITE CENTER LINE STATION 501/83.6 (WHICH CENTER LINE STATION IS SOUTH 25 DEGREES 14 MINUTES EAST 240.9 FEET FROM THE INTERSECTION OF THE CENTER LINE OF THE NOLENSVILLE PIKE WITH THE CENTER LINE OF THOMPSON LANE, AS WIDENED, SAID POINT BEING IN GEORGE D. WALLER'S NORTHERLY LINE; THENCE NORTH 65 DEGREES 42 MINUTES EAST 77.54 FEET TO AN IRON PIN; THENCE SOUTH 87 DEGREES 02 MINUTES 30 SECONDS EAST 23.0 FEET TO AN IRON PIN; THENCE NORTH 24 DEGREES 31 MINUTES 20 SECONDS WEST 47.32 FEET TO AN IRON PIN; THENCE NORTH 4 DEGREES 33 MINUTES EAST 74.62 FEET TO A POINT IN THE SOUTHERLY MARGIN OF THOMPSON LANE AS WIDENED; THENCE WESTWARDLY, WITH SAID SOUTHERLY MARGIN AND ALONG A 0 DEGREES 38.192 MINUTES CURVE TO THE LEFT 23.83 FEET TO A POINT, THE POINT OF TANGENCY; THENCE CONTINUING WITH SAID SOUTHERLY MARGIN OF THOMPSON LANE, NORTH 88 DEGREES 53 MINUTES WEST 20.2 FEET TO A POINT AT THE BEGINNING OF A CURVE (WHOSE INCLUDED ANGLE IS 22 DEGREES 07 MINUTES AND A RADIUS OF 118.0 FEET); THENCE WITH SAID CURVE

WESTWARDLY AND SOUTHWARDLY 45.55 FEET TO A POINT, THE BEGINNING OF A SECOND CURVE (WHOSE INCLUDED ANGLE IS 72 DEGREES 06 MINUTES AND A RADIUS IS 43.0 FEET); THENCE WITH SAID CURVE WESTWARDLY AND SOUTHWARDLY, 54.11 FEET TO A POINT, THE BEGINNING OF A THIRD CURVE (WHOSE INCLUDED ANGLE IS 22 DEGREES 07 MINUTES AND A RADIUS OF 118.00 FEET); THENCE WITH SAID CURVE, SOUTHWARDLY AND EASTWARDLY 45.55 FEET TO A POINT IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE, AS WIDENED; THENCE WITH THE SAID MARGIN OF NOLENSVILLE PIKE, SOUTH 24 DEGREES 42 MINUTES 30 SECONDS EAST 60.4 FEET TO THE BEGINNING.

PARCEL H:

LOT NO. 16 ON THE PLAN OF THE ROSE V. TANKSLEY SUBDIVISION, AS OF RECORD IN BOOK NO. 547, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 16 FRONTS 100 FEET ON THE NORTHERLY MARGIN OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155.5 FEET, MORE OR LESS TO A LINE IN THE REAR.

PARCEL I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF TANKSLEY SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE FULLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 15 FRONTS 100 FEET ON THE NORTHERLY SIDE OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155.5 FEET, MORE OR LESS TO A LINE IN THE REAR.

ALSO SHOWN AS SURVEYOR'S LEGAL DESCRIPTION:

TRACT 1:

DESCRIPTION OF PART OF THE ACTION NISSAN REALTY PARTNERS PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT A FOUND PK NAIL IN THE SOUTH LINE OF THOMPSON LANE (92 R.O.W.), SAID POINT BEING AT THE EAST END OF A CURVE HAVING A RADIUS OF 118.00 FEET; THENCE SOUTHEASTWARDLY ALONG THE SOUTH LINE OF SAID THOMPSON LANE THE FOLLOWING CALLS: SOUTH 88 DEGREES 14 MINUTES 03 SECONDS EAST, 101.15 FEET TO A SET CHISEL MARK; SOUTHEASTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9289.67 FEET, DELTA ANGLE OF 00 DEGREES 12 MINUTES 22 SECONDS, CHORD BEARING OF SOUTH 88 DEGREES 07 MINUTES 52 SECOND EAST, CHORD DISTANCE OF 33.42 FEET AND A CURVE

DISTANCE OF 33.42 FEET TO A FOUND MAG NAIL AT THE INTERSECTION OF THE SOUTH LINE OF SAID THOMPSON LANE AND THE WEST LINE OF ALLEY #1893 (20 WIDE); THENCE SOUTH 01 DEGREES 30 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID ALLEY #1893, 120.97 FEET TO A FOUND PK NAIL AT A SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND AN INTERNAL CORNER OF THE RAYMOND WALLER PROPERTY; THENCE WESTWARDLY ALONG A SOUTH LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND A NORTH LINE OF SAID RAYMOND WALLER PROPERTY THE FOLLOWING CALLS: NORTH 86 DEGREES 15 MINUTES 54 SECONDS WEST, 97.32 FEET TO A FOUND REBAR WITH NO CAP; SOUTH 66 DEGREES 36 MINUTES 17 SECONDS WEST, 77.49 FEET TO A FOUND MAG NAIL IN THE EAST LINE OF NOLENSVILLE PIKE (91 R.O.W.); THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID NOLENSVILLE PIKE THE FOLLOWING CALLS: NORTH 24 DEGREES 18 MINUTES 38 SECONDS WEST, 61.70 FEET TO A SET COTTON PICKER SPINDLE; NORTHWESTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 118.00 FEET, DELTA ANGLE OF 22 DEGREES 07 MINUTES 02 SECONDS, CHORD BEARING OF NORTH 13 DEGREES 15 MINUTES 07 SECONDS WEST, CHORD DISTANCE OF 45.27 FEET AND A CURVE DISTANCE OF 45.55 FEET TO A SET COTTON PICKER SPINDLE; NORTHEASTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET, DELTA ANGLE OF 71 DEGREES 50 MINUTES 31 SECONDS, CHORD BEARING OF NORTH 33 DEGREES 43 MINUTES 40 SECONDS EAST, CHORD DISTANCE OF 50.45 FEET AND A CURVE DISTANCE OF 53.92 FEET TO A SET CHISEL MARK; NORTHEASTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 118.00 FEET, DELTA ANGLE OF 22 DEGREES 07 MINUTES 02 SECONDS, CHORD BEARING OF NORTH 80 DEGREES 42 MINUTES 26 SECONDS EAST, CHORD DISTANCE OF 45.77 FEET AND A CURVE DISTANCE OF 45.55 FEET TO THE POINT OF BEGINNING.

TRACT II:

DESCRIPTION OF PART OF THE ACTION NISSAN REALTY PARTNERS PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT A SET COTTON PICKET SPINDLE IN THE SOUTH LINE OF THOMPSON LANE (92 R.O.W.), SAID POINT BEING IN AN EAST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE WEST LINE OF THE ROBERTS REAL ESTATE PROPERTY; THENCE SOUTH 03 DEGREES 48 MINUTES 37 SECONDS WEST ALONG AN EAST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE WEST LINE OF SAID ROBERTS REAL ESTATE PROPERTY, 126.18 FEET TO A SET COTTON PICKER SPINDLE AT AN INTERNAL CORNER OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE SOUTHWEST CORNER OF SAID ROBERTS REAL ESTATE PROPERTY; THENCE SOUTH 85 DEGREES 43 MINUTES 42 SECONDS EAST ALONG A NORTH LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE SOUTH LINE OF SAID ROBERTS REAL ESTATE PROPERTY, 109.50 FEET TO A FOUND RAILROAD SPIKE AT A NORTHEAST CORNER OF SAID PROPERTY

RECORDED IN INSTRUMENT NO. 200006060056603 AND THE NORTHWEST CORNER OF THE ROBERT HITE PROPERTY; THENCE SOUTH 03 DEGREES 48 MINUTES 37 SECONDS WEST ALONG AN EAST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE WEST LINE OF SAID ROBERT HITE PROPERTY, 160.19 FEET TO A SET COTTON PICKER SPINDLE IN THE NORTH LINE OF COLLIER AVENUE (R.O.W. VARIES); THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID COLLIER AVENUE THE FOLLOWING CALLS: NORTH 85 DEGREES 43 MINUTES 42 SECONDS WEST, 493.06 FEET TO A SET CHISEL MARK; NORTH 04 DEGREES 16 MINUTES 18 SECONDS EAST, 6.00 FEET TO A SET CHISEL MARK; NORTH 85 DEGREES 27 MINUTES 13 SECONDS WEST, 127.08 FEET TO A SET COTTON PICKER SPINDLE; NORTHWESTWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 322.00 FEET, DELTA ANGLE OF 04 DEGREES 01 MINUTES 22 SECONDS, CHORD BEARING OF NORTH 87 DEGREES 27 MINUTES 54 SECONDS WEST, CHORD DISTANCE OF 22.60 FEET AND A CURVE DISTANCE OF 22.61 FEET TO A SET COTTON PICKER SPINDLE IN A WEST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND AN EAST LINE OF THE RAYMOND WALLER PROPERTY; THENCE NORTH 08 DEGREES 22 MINUTES 57 SECONDS WEST ALONG A WEST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE EAST LINE OF SAID RAYMOND WALLER PROPERTY, 150.43 FEET TO A SET CHISEL MARK AT AN INTERNAL CORNER OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND A NORTHEAST CORNER OF SAID RAYMOND WALLER PROPERTY; THENCE NORTH 84 DEGREES 18 MINUTES 33 SECONDS WEST ALONG A SOUTH LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND A NORTH LINE OF SAID RAYMOND WALLER PROPERTY, 34.52 FEET TO A FOUND PK NAIL IN THE EAST LINE OF ALLEY #1893; THENCE NORTH 01 DEGREES 29 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID ALLEY #1893, 129.68 FEET TO A FOUND MAG NAIL IN THE SOUTH LINE OF SAID THOMPSON LANE; THENCE SOUTHEASTWARDLY ALONG THE SOUTH LINE OF SAID THOMPSON LANE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9289.67 FEET, DELTA ANGLE OF 01 DEGREES 40 MINUTES 26 SECONDS, CHORD BEARING OF SOUTH 87 DEGREES 04 MINUTES 04 SECONDS EAST, CHORD DISTANCE OF 271.37 FEET AND A CURVE DISTANCE OF 271.38 FEET TO A FOUND REBAR WITH NO CAP IN AN EAST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND A WEST LINE OF THE W.W. JONES AND WIFE PROPERTY; THENCE SOUTH 03 DEGREES 52 MINUTES 48 SECONDS WEST ALONG AN EAST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE WEST LINE OF SAID W.W. JONES AND WIFE PROPERTY, 129.24 FEET TO A SET COTTON PICKER SPINDLE AT AN INTERNAL CORNER OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE SOUTHWEST CORNER OF SAID W.W. JONES AND WIFE PROPERTY; THENCE SOUTH 85 DEGREES 43 MINUTES 42 SECONDS EAST ALONG A NORTH LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE SOUTH LINE OF SAID W.W. JONES AND WIFE PROPERTY, 126.50 FEET TO A SET COTTON PICKER SPINDLE AT AN INTERNAL CORNER OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE SOUTHEAST CORNER OF SAID W.W. JONES AND WIFE PROPERTY; THENCE NORTH 03 DEGREES 48 MINUTES 37 SECONDS EAST ALONG A WEST LINE OF SAID PROPERTY RECORDED

IN INSTRUMENT NO. 200006060056603 AND THE EAST LINE OF SAID W.W. JONES AND WIFE PROPERTY, 129.49 FEET TO A SET COTTON PICKER SPINDLE IN THE SOUTH LINE OF SAID THOMPSON LANE; THENCE SOUTHEASTWARDLY ALONG THE SOUTH LINE OF SAID THOMPSON LANE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9289.67 FEET, DELTA ANGLE OF 01 DEGREES 16 MINUTES 38 SECONDS, CHORD BEARING OF SOUTH 84 DEGREES 48 MINUTES 47 SECONDS EAST, CHORD DISTANCE OF 207.06 FEET AND A CURVE DISTANCE OF 207.06 FEET TO THE POINT OF BEGINNING.

TRACT III:

DESCRIPTION OF PART OF THE ACTION NISSAN REALTY PARTNERS PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT A SET REBAR WITH PLASTIC CAP IN THE SOUTH LINE OF COLLIER AVENUE (R.O.W. VARIES), SAID POINT BEING IN AN EAST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE WEST LINE OF THE ACTION NISSAN, INC. PROPERTY; THENCE SOUTH 03 DEGREES 48 MINUTES 37 SECONDS EAST ALONG AN EAST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE WEST LINE OF SAID ACTION NISSAN, INC. PROPERTY, 159.55 FEET TO A FOUND REBAR WITH PLASTIC CAP AT A SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE SOUTHWEST CORNER OF SAID ACTION NISSAN, INC. PROPERTY AND THE NORTHEAST CORNER OF THE SALLY JONES PROPERTY; THENCE NORTH 85 DEGREES 44 MINUTES 58 SECONDS WEST ALONG A SOUTH LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE NORTH LINE OF SAID SALLY JONES PROPERTY AND THE NORTH LINE OF THE KAREN AND JAMES TALLEY PROPERTY AND RAYMOND WALLER AND GEORGE DAVID, III PROPERTY, 192.68 FEET TO A FOUND REBAR WITH NO CAP AT A SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND IN THE EAST LINE OF THE RAYMOND WALLER AND GEORGE DAVID, III PROPERTY; THENCE NORTH 06 DEGREES 45 MINUTES 27 SECONDS WEST ALONG A WEST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 AND THE EAST LINE OF SAID RAYMOND WALLER AND GEORGE DAVID, III PROPERTY AND THE EAST LINE OF THE RAYMOND WALLER PROPERTY, 162.62 FEET TO A SET REBAR WITH PLASTIC CAP IN THE SOUTH LINE OF SAID COLLIER AVENUE; THENCE SOUTH 85 DEGREES 43 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID COLLIER AVENUE, 222.51 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CARS-DB4, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DEED FROM CAR SUM TN NASH L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 200807310078630, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

USED CAR DEALERSHIP TRACT:

LAND LYING AND BEING LOT NO. 1, ON THE WALLER'S SUBDIVISION OF RECORD IN PLAT BOOK 6900, PAGE 591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

ALSO DESCRIBED AS: BEING LOT 1, WALLER'S SUBDIVISION RECORDED IN PLAT BOOK 6900, PAGE 591 IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION AND SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT AT THE INTERSECTION OF THE EAST LINE OF NOLENSVILLE PIKE (91 'R.O.W.) AND THE NORTH LINE OF COLLIER AVENUE (R.O.W. VARIES); THENCE NORTH 24 DEGREES 18 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID NOLENSVILLE PIKE, 18.45 FEET TO A SET CHISEL MARK AT THE SOUTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6900, PAGE 591, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 24 DEGREES 18 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID NOLENSVILLE PIKE, 178.08 FEET TO A FOUND MAG NAIL AT THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6900, PAGE 591 AND IN A SOUTH LINE OF THE ACTION NISSAN REALTY PARTNERS PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603; THENCE EASTWARDLY ALONG THE NORTH LINE OF LOT 1 OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6900, PAGE 591 AND A SOUTH LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603 THE FOLLOWING CALLS: NORTH 66 DEGREES 36 MINUTES 17 SECONDS EAST, 77.49 FEET TO A FOUND 3/4 "REBAR WITH NO CAP; SOUTH 86 DEGREES 15 MINUTES 54 SECONDS EAST, 97.32 FEET TO A FOUND PK NAIL IN THE WEST LINE OF ALLEY # 1893 (20' WIDE); THENCE SOUTH 01 DEGREES 30 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID ALLEY # 1893, 7.43 FEET TO A SET COTTON PICKER SPINDLE IN THE SOUTH TERMINUS OF SAID ALLEY # 1893; THENCE SOUTH 84 DEGREES 18 MINUTES 33 SECONDS EAST ALONG THE SOUTH TERMINUS OF SAID ALLEY # 1893, A NORTH LINE OF LOT 1 OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6900, PAGE 591 AND A SOUTH LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603, 54.60 FEET TO A SET CHISEL MARK AT THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6900, PAGE 591 AND AN INTERNAL CORNER OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603; THENCE SOUTH 08 DEGREES 22 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF LOT 1 OF SAID SUBDIVISION RECORDED IN PLAT BOOK 6900, PAGE 591 AND A WEST LINE OF SAID PROPERTY RECORDED IN INSTRUMENT NO. 200006060056603, 150.43 FEET TO A SET COTTON PICKER SPINDLE IN THE NORTH LINE OF SAID COLLIER AVENUE; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID COLLIER AVENUE THE FOLLOWING CALLS: SOUTHWESTWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 322.00 FEET, DELTA ANGLE OF 26 DEGREES 14 MINUTES 13 SECONDS, CHORD BEARING OF SOUTH 77 DEGREES 24 MINUTES 18 SECONDS WEST, CHORD DISTANCE OF 146.17 FEET AND A CURVE DISTANCE OF 147.45 FEET TO A SET CHISEL

MARK; SOUTH 64 DEGREES 17 MINUTES 12 SECONDS WEST, 4.58 FEET TO A SET CHISEL MARK; NORTHWESTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, DELTA ANGLE OF 91 DEGREES 24 MINUTES 10 SECONDS, CHORD BEARING OF NORTH 70 DEGREES 00 MINUTES 43 SECONDS WEST, CHORD DISTANCE OF 25.77 FEET AND A CURVE DISTANCE OF 28.72 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SUMMIT AUTOMOTIVE MID-SOUTH REGION, LLC BY CORRECTIVE SPECIAL WARRANTY DEED FROM CARS-DB4, L.P., A DELAWARE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20250211-0010419, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Patricia A. Cadena, 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 5-30-25 (date of document).

Patricia A. Cadena
Affiant Signature

5-30-25
Date

State of Michigan
County of Oakland

Sworn to and subscribed before me this 30th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MARIANNE D. DOWNER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jul 25, 2030
ACTING IN COUNTY OF Oakland