STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY: Kevin Timson, Esq. ArentFox Schiff LLP 1301 Avenue of the Americas, 42nd Floor New York, NY 10019 (212) 457-5513 AFTER RECORDING RETURN TO: Brian Wells, Esq. Bricker Graydon Wyatt LLP 250 West Main Street, Suite 1600 Lexington, KY 40507 (859) 288-7639	Karen Johnson Davidson County Batch# 1401387 DEEDWARRSP 04/02/2026 01:40:30 PM 8 pgs Fees: $43.00 Taxes: $18,500.00 20260402-0026613

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO NEW OWNER AT:	MAP PARCEL NUMBER(S):
1130 Polk Ave, LLC 268 Bush St. #49 San Francisco, CA 94104	1130 Polk Ave, LLC 268 Bush St. #49 San Francisco, CA 94104	106090024.00

SPECIAL WARRANTY 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 are hereby acknowledged, VVG REAL ESTATE HOLDINGS LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey to 1130 POLK AVE, LLC, a Delaware limited liability company ("Grantee"), 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 conveyance and all covenants and warranties contained herein are made expressly subject to the encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee and its successors and assigns forever. Grantor covenants that, except as provided on Exhibit "B" attached hereto, the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons, claiming by,

through or under Grantor, but no further or otherwise.

WITNESS its hand this 27th day of March 2026, Grantor having executed this instrument by its duly authorized representative.

VVG Real Estate Holdings LLC,
a Delaware limited liability company

By: _____
Kelly Porter, Chief Financial Officer

STATE OF _____)
) ss:
COUNTY OF _____)

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared Kelly Porter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Financial Officer of VVG Real Estate Holdings LLC, a Delaware limited liability company, the within named bargainor, and that she as such Chief Financial Officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Chief Financial Officer.

Witness my hand, at office, this 27th day of March, 2026.

_____
Notary Public

My Commission Expires: _____

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 March 25, 2026 before me, Ashley Anne Rodriguez, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Kelly Porter
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 A. Rodriguez
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: _____

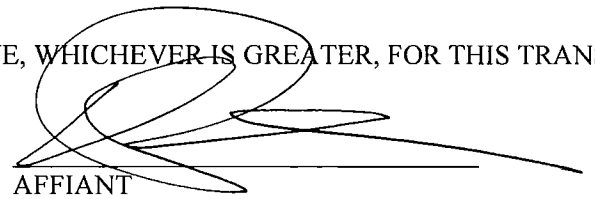
Capacity(ies) Claimed by Signer(s)

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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STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000,000.



AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF MARCH, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

see attached
CA jurat

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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

Subscribed and sworn to (or affirmed) before me on this 25th day of March, 20 26, by

(1) Kelly Porter

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

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

Place Notary Seal and/or Stamp Above

Signature A. Rodriguez
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: _____

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EXHIBIT A TO SPECIAL WARRANTY DEED

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 11 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°07'1011 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 °33'4011 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 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 VVG Real Estate Holdings LLC, of deeds from Velocity Dealership Acquisition LLC, of record as instrument number 20240606-0042394 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1130 Polk Avenue, Nashville, Tennessee

Map & Parcel No: 106090024.00

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Easement of record in Book 3530, page 100, in the Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 372, page 391, in the Register's Office for Davidson County, Tennessee.

3 Easements set forth in the Easement Deed by Court Order in Settlement of Landowner Action in favor of Qwest Communications International, Inc., of record in Instrument No. 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

4. Easements set for in Easement Deed by Court Order in Settlement of Landowner Action in favor of U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, and as affected by Affidavit of record in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.

5. Subject to any easements or rights associated with the L & N Railroad adjoining the property, including any right to expand the right-of-way to the full extent of its charter or as set out in T.C.A. 65-6-109 or similar statute.

6. Rights, easements, interests, or claims which may exist by reason of, or reflected by the following matters shown on the ALTA/NSPS Land Title Survey prepared by L. Brandon Lambert, TN RLS No. 2828 of Kimley-Horn, dated March 4, 2026, last revised _____, 2026, identified as Job No. 1017739, and herein referred to as the "Survey":
a) Utility and drainage lines, with meters, valves, poles and other appurtenances; and

b) Fence meandering along boundary of the Property encroaches upon neighboring land.

Tennessee Certification of Electronic Document

I, Sky Brooks, 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 March 27, 2026 (date of document).

Affiant Signature

April 1, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of April 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON