Karen Johnson Davidson County
Batch# 1408686 DEEDWARRSP
04/20/2026 01:01:30 PM 7 pgs
Fees: $38.00 Taxes: $19,980.00
20260420-0032245

THIS INSTRUMENT PREPARED BY:	ArentFox Schiff LLP Attn: Kevin Timson 1301 Avenue of the Americas, 42nd Floor New York, NY 10019
AFTER RECORDING RETURN TO:	The Gibbs Family Limited Partnership 875 Visco Drive, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO NEW OWNER AT:	MAP PARCEL NUMBER(S):
875 Visco Drive Nashville, TN 37210 The Gibbs Family Limited Partnership	875 Visco Drive Nashville, TN 37210 The Gibbs Family Limited Partnership	095-00-0-003.00 095-00-0-005.00

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 Gibbs Family Limited Partnership, a Tennessee limited partnership ("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 15th day of April 2026, Grantor having executed this instrument by its duly authorized representative.

VVG Real Estate Holdings LLC,
a Delaware limited liability company

By: _____
Matthew C. Flannery, General Counsel

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 GEORGIA)
) ss.
COUNTY OF Cherokee)

On April 15, 2026 before me, Jennifer Morgan Hoerner, the undersigned Notary Public, personally appeared MATTHEW C. FLANNERY

☑ personally known to me – **OR** –

☐ proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Signature: _____

[Place Seal Above]

JENNIFER MORGAN HOERNER NOTARY PUBLIC CHEROKEE COUNTY, GA MY COMMISSION EXPIRES OCTOBER 18 2026

Jennifer Morgan Hoerner, 10/18/26
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

STATE OF TN }

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $5,400,000.00.

THE GIBBS FAMILY LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: Gibbs Investments Inc.,
a Tennessee corporation
Its: General Partner

By: Richard R Gibbs
Name: Richard R. Gibbs, Sr.
Title: President

Subscribed and sworn to before me this 15 day of April, 2026.

Jenny M Robertson
Notary Public

My Commission Expires: 7/2/29

JENNY M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

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 +/- 1330 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 VVG Real Estate Holdings LLC, a Delaware limited liability company by Quitclaim Deed from Velocity Dealership Acquisition, LLC, a Delaware limited liability company of record in Instrument No. 20240605-0042210, Register's Office for Davidson County, Tennessee, dated May 26, 2024 and recorded on June 05, 2024.

Commonly known as: 1809 and 1817 Lebanon Pike, Nashville, TN

Map & Parcel Nos: 095-00-0-003.00; 095-00-0-005.00

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Easements or claims of easements, not shown by the public records.

2. Taxes or special assessments which are not shown as existing liens by the public records.

3. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment.

4. Taxes for the year 2026, a lien not yet due and payable.

5. Powerline Easement of record in Book 437, Page 26, in the Register's Office for Davidson County, Tennessee.

6. Perpetual Ingress-Egress Easement of record in Book 3253, Page 436, in the Register's Office for Davidson County, Tennessee.

7. Perpetual Ingress-Egress Easement of record in Book 3646, Page 71, Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160802-0079843, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement and/or Public Street Right-Of-Way of record in Instrument No. 20170317-0026282, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, TYSON MIKLEBOST, 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 APRIL 15, 2026 (date of document).

Affiant Signature

4/15/2026
Date

State of California
County of San Francisco

Sworn to and subscribed before me this 15th day of April, 2026.

ROSEMARIE DELACRUZ
Notary Public - California
San Francisco County
Commission # 2473302
My Comm. Expires Nov 21, 2027

Notary's Signature

Tennessee Certification of Electronic Document

I, TYSON MIKLEBOST, 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 APRIL 15, 2026 (date of document).

Affiant Signature

4/15/2026
Date

State of California
County of San Francisco

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San Francisco County
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