ArentFox Schiff LLP
Attorneys

Tiffany O. Yadegar

ASSOCIATE

Tiffany is an Associate in the Automotive group, which has been recognized by Chambers USA as one of the best in the country.



Industries

Cannabis
Automotive & Transportation
— Automotive

Practices

Real Estate
Financial Restructuring & Bankruptcy

Languages

Farsi

Education

University of Southern California Gould School of Law, JD, 2019

University of Southern California Leventhal School of Accounting, MBT, 2019

University of Southern California, BA, 2016

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Tiffany represents clients in the leasing, acquisitions and dispositions of commercial and residential real properties by negotiating transaction documents, conducting due diligence, reviewing title and survey, negotiating easements, and preparing closing documents. She participates in the financing of real property transactions including drafting and reviewing promissory notes, deeds of trusts, and pledge agreements.

Tiffany represents clients in various industries, including automotive, food and beverage, and cannabis, in a wide variety of commercial transactions, including corporate structuring, finance, joint ventures, mergers and acquisitions, and general corporate law. Tiffany's clients include international corporations, auto industry companies, food and beverage companies, cannabis companies, and prominent individuals. Tiffany provides effective counsel throughout a company's business life cycle, from formation through operations, expansion, and eventual sale. She has also represented clients in all aspects of business entity formation and management, including the preparation of operating and shareholder agreements, buy-sell agreements, and stock repurchase agreements.

Client Work

Tiffany's representative matters include the consummation of the following transactions:

Automotive Industry

- Associate advising Alabama-based Sutherlin Automotive Group in its acquisition of Huntington Beach Kia from Car Pros Automotive Group. As part of the transaction, Tiffany assisted Sutherlin Automotive Group with negotiating the transaction documents, including the purchase agreement, non-competition agreements, leases, and lease assignments, and with obtaining factory approval. A press release describing the transaction can be read here.
- Associate advising Knight Automotive Group in the sale of its Sunrise Ford Fontana and Sunrise Ford North Hollywood dealerships to GoAuto, a Canadian dealership group expanding its U.S. presence. As part of the transaction, Tiffany assisted Knight Automotive Group with negotiating transaction documents and transferring the leaseholds. A press release describing the transaction

can be read here.

- Associate advising Sunroad Auto in the sale of its Chrysler Dodge Jeep Ram dealership to Carvana, adding to Carvana's growing portfolio of new-vehicle dealerships. As part of the transaction, Tiffany assisted Sunroad Auto with negotiating the transaction documents, handling payoff issues with the dealerships' lenders, and addressing real estate sale and leasing issues. A press release describing the transaction can be read here.
- Associate advising a California-based automotive group in its high-value acquisition of exotic car dealerships in Dallas, Texas. Tiffany was the Lead Associate overseeing the due diligence review of the real property and negotiation of the transaction documents acquiring the underlying real estate of the dealerships. A press release describing the transaction can be read here.
- Associate advising a California-based automotive group in selling its Subaru dealership to an Alabama-based dealership group. Tiffany was the Lead Associate negotiating the transaction documents and a long-term lease of the dealership property. A press release describing the transaction can be read here.
- Associate advising a Canada-based automotive retail group on the sale of one of its dealership to the nation's largest automotive dealership group. Tiffany was the Lead Associate negotiating the sale of the dealership's parking lot for future development and arranged multiple short-term sublease agreements to support ongoing operations during the transition. A press release describing the transaction can be read here.
- Associate advising a large Southern California-based automotive group on a series of dealership transactions involving extensive diligence and negotiations with the manufacturer and a large California city. Tiffany was the Lead Associate facilitating negotiations with the municipality, the assignment of multiple parking leases and the purchase of an ancillary service-center property to support ongoing dealership operations. A press release describing the transaction can be read here.
- Associate advising a West Coast automotive dealer in its acquisition and financing of a vacant 1.6-acre property in San Bruno, which will be the future home of a three-story Hyundai and Genesis car dealership. As part of the transaction, Tiffany assisted Cardinale with its diligence review of the real property, resolution of easements and other title matters, financing of the acquisition and construction of the project, and negotiations with the manufacturers. A press release describing the transaction can be read here.
- Associate advising a large Canada-based automotive dealership group in its acquisition of five dealerships from a regional automotive group. Tiffany assisted on the financing and leasing of the dealerships' real properties. A press release describing the transaction can be read here.
- Associate advising an international Fortune 300 automotive retailer in its acquisition of two high volume dealerships in Southern California. Tiffany assisted in conducting diligence reviews of the stores' properties, counseling the retailer on the purchase of a property, and negotiating a lease with purchase option for a property. A press release describing the transaction can be read here.
- Associate advising a national dealer group in its acquisition of the real property underlying its first Texas car dealership, in advance of the client's aggressive year-end closing target.
- Associate negotiating two long-term leases with options to purchase for a client's automobile dealerships in North Hollywood and Fontana, California.
- Associate advising a Canadian dealership group on its acquisition of the Santa Monica, CA Ford, and Lincoln dealerships, expanding the dealership group's presence from Canada into the United States.
- Associate advising a regional dealer group in its refinancing of one of its dealership's commercial mortgage. Tiffany assisted in negotiating loan documents with the financing company's counsel, providing corporate counsel to the client, and advising on title matters. Despite a difficult lending environment, the transaction closed quickly and smoothly only a few days after the loan documents were finalized.

Financial Restructuring

- Associate advising a receiver appointed to take control of the assets of a cannabis company that allegedly defaulted on a $1 million loan and seeking final approval from the receivership court to sell the company's licenses to another dispensary. A press release describing the transaction can be read here.
- Associate advising multiple assignees for the benefit of creditors and assignors in a variety of industries in connection with all aspects of the ABC, asset purchase transaction, and post-closing matters.
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Associate advising indenture trustees and bondholders of distressed municipal bonds across various industries on out-of-court workouts and structuring creditor-friendly financings.

Food and Beverage Industry

- Associate advising Krispy Kreme Doughnut Corporation in a multi-step consolidation of 23 Krispy Kreme stores in California and Hawaii and a simultaneous restructuring of its Western US joint venture, W.K.S. Krispy Kreme, LLC, with its joint venture partner, WKS Restaurant Group, one of the largest multi-brand restaurant operators in the United States. Tiffany advised on all aspects of the transaction, which was highlighted by Krispy Kreme's CEO as a key step toward driving sustainable, profitable growth and reducing leverage.
- Associate advising Empresas Sutil S.A., a leading Chilean agricultural business group, in the complete acquisition of California-based Sunshine Raisin Corporation (National Raisin Company), a company renowned as one of the top processors in the United States for premium quality dried fruits and dried fruit-based ingredients. Tiffany advised on all real property aspects of the acquisition, including conducting extensive due diligence on the real property owned by the company.
- Lead Associate advising Krispy Kreme Doughnut Corporation on its acquisition of the business assets of ten (10) Krispy Kreme stores located in Canada, Hawaii, and throughout the U.S. Pacific Northwest. Tiffany oversaw and coordinated the extensive legal, environmental, financial, regulatory, and business due diligence investigation of the purchased assets and advised on all other aspects of the transaction, including, but not limited to, drafting of transaction documents and handling the associated real estate matters.
- Assisting a national restaurant chain operator in managing its real estate portfolio in California and Nevada.
- Associate advising Krispy Kreme Doughnut Corporation on a series of transactions through which Krispy Kreme acquired the franchise rights, operating assets, equipment, personal property, rights, good-will, and business of 73 Krispy Kreme stores located in Colorado, Florida, Georgia, Illinois, Iowa, Missouri, Nebraska, Nevada, North Carolina, North Carolina, Texas, and Wisconsin. Tiffany advised on all aspects of the asset purchase transaction, including due diligence, drafting of the transaction documents, handling the associated real estate matters, and the closing of the asset purchase transaction.
- Associate advising W.K.S. Krispy Kreme, LLC, a subsidiary of Krispy Kreme Doughnut Corporation on a recently closed transaction through which W.K.S. Krispy Kreme acquired the franchise rights, operating assets, equipment, personal property, rights, goodwill, and business of 7 Krispy Kreme stores located in Northern California. Tiffany advised on all aspects of the transaction, including due diligence, drafting of the transaction documents, employment issues, and the associated real estate matters.
- Associate advising Krispy Kreme Doughnut Corporation on a joint venture transaction through which the company acquired a controlling interest in 31 stores, located in seven Western and Mid-Western states.
- Associate advising Krispy Kreme Doughnut Corporation on a joint venture transaction through which the company acquired a controlling interest in 10 stores located throughout Ontario and Quebec.

Cannabis Industry

- Associate advising a private family office of a celebrity, in a minority investment in the company behind the leading vape brand in California and Nevada.
- Associate in a complex vertical integration of Shryne Group, Inc. to create one of the largest cannabis holding companies in California.
- Associate advising a cannabis client in the acquisition of two commercial real properties totaling approximately $33,000,000 in Orion, Michigan.

Other

- Associate advising specialty insurance company in its stock acquisition of a U.S. treasury listed surety company. Tiffany assisted on overseeing negotiations, applying for and obtaining all necessary regulatory consents, and closing the transaction. A press release describing the transaction can be read here.
- Lead Associate advising a financial service solutions company in its international acquisition of a high-performance BPO organization in an expansion of its contact center and servicing business.

A press release describing the transaction can be read here.

- Associate advising a privately held company in San Diego, CA dedicated to developing monoclonal antibody-based products that address unmet needs in infectious diseases and reproductive health, in a Series A Preferred Stock equity financing round and new strategic partnership with a leading developer of new biological treatments derived from a plant-based production system. A press release describing the transaction can be read here.

Professional Activities

- National Association of Dealer Counsel, member (2025 - present)

Previous Work

Prior to joining ArentFox Schiff, Tiffany served as a judicial extern to the Hon. Martin R. Barash of the US Bankruptcy Court for the Central District of California.

Life Beyond the Law

Tiffany is conversational in Farsi. In her free time, she enjoys playing tennis, traveling, scuba diving, and volunteering at several nonprofits.

Bar Admissions

California
District of Columbia

Court Admissions

US District Court, Central District of California
US District Court, Southern District of California