

Exhibit A

Surveyor's Description
Tulit Investments Group
1826 Benders Ferry Road

Being land in Mount Juliet, Second Civil District, Wilson County Tennessee, located generally on the easterly right-of-way of Benders Ferry Road between Mays Chapel Road and Winds Drive. Being tracts 1 and 9 as show on the Survey of Efford and Martha Burke of record in Plat Book 18, page 801, R.O.W.C. and being described more particularly as follows:

BEGINNING at a 5/8th inch rebar found on the easterly right-of-way line of Benders Ferry Road (60 foot public right-of-way, 30, from centerline) at the south west corner of Denise Mayree Wagoner as of record in Deed book 450, Page 436, R.O.W.C.

THENCE, leaving the Easterly Right-Of-Way of Benders Ferry Road, along the southerly property line of Denise Mayree Wagoner as of record in Deed book 450, Page 436, R.O.W.C., and generally following a fence, S 87° 43' 55" E, 1066.86 feet to a 1/2" rebar set with cap Barge Design Solutions (to which all further reference to iron pin set shall refer)

THENCE, with the easterly property line of said Denise Mayree Wagoner property, N 02° 14' 17" E, 199.99 feet to an iron pin set;

THENCE, with the southerly property line of Stacy Phelan as of record in Deed Book 1804, Page 1869, R.O.W.C., generally following a fence, S 87° 43' 55" E, 544.97 feet to a found 5/8th inch rebar;

THENCE, with the westerly property line of Tulit Investments Group as of record in Deed Book 2323, Page 199, R.O.W.C., generally following a fence, S 07° 24' 54" W, 320.60 feet to a found 5/8th inch rebar;

THENCE, continuing along said westerly property line of said Tulit Investments Group, generally following a fence, S 09° 17' 16" W, 319.88 feet to a found 5/8th inch capped rebar (Wilson and Associates);

THENCE, continuing along said westerly property line of said Tulit Investments Group, generally following a fence, S 08° 34' 20" W, 51.02 feet to a found 1/2inch rebar;

THENCE, with the northerly property line of Kevin M. Phillips, Et. Ux., as of record in Deed Book 1409, Page 1453, R.O.W.C., generally following a fence, N 87° 42' 58" W, 471.66 feet to a found 5/8th inch rebar;

THENCE, continuing with said Northerly property line of Kevin M. Phillips, Etux, generally following a fence, N 87° 42' 58" W, 1027.00 feet to the easterly right-of-way of Benders Ferry Road;

THENCE, with the easterly Right-Of-Way of Benders Ferry Road, N 02° 16' 35" E, 187.20 feet;

THENCE, continuing along the easterly right-of-way of Benders Ferry Road with a curve to the left, having a central angle of $15^{\circ} 04' 21''$, a radius of 1153.27 feet, a tangent of 152.57 feet, and

a chord of N 05° 15' 36" W, 302.51 feet for an arc length of 303.38 feet to the point of beginning.

Containing 855,503 Square Feet or 19.64 acres, more or less according to category I general property line survey by Barge Design Solutions, Inc. file 3859200, dated 09-03-2024, entitled Tulit Investments Group.

Bearings of said survey are based on the Tennessee State Plane Coordinate System of 1983 (NAD-1983).

Being the same property conveyed to Janice C. Hackett by Deed of record in Book 421, Page 91, R.O.W.C.