

Exhibit A

Legal Description

A tract or parcel of land located in the 2ND Civil District of Wilson County, Tennessee and being bounded on the South by the northerly Right of Way of Lebanon Road, on the West by Universal Builders, Cemetery and Degenhardt, on the North by Hooper, Gill and Hicks and on the East by Davis, Elliott, Himes, Johnson, Ingold, Bender, Distefano and Hal Bone Enterprises, LLC and being more particularly described as follows:

Beginning at an iron pin in the northerly Right of Way of Lebanon Road, said pin being the southeasterly corner of the Universal Builders property (DB.966, PG.1991, R.O.W.C.T.) and the southwesterly corner of the property herein described, also being 35 feet from the centerline of said road. Said pin being the POINT OF BEGINNING.

Thence, leaving the right-of-way of the road, North 07 Degrees 28 Minutes 18 Seconds East, a distance of 101.13 feet to an iron pin. Said pin being a common corner to a Cemetery.

Thence, North 06 Degrees 07 Minutes 06 Seconds East, a distance of 47.99 feet to an iron pin.

Thence, North 07 Degrees 21 Minutes 26 Seconds East, a distance of 283.83 feet to a post.

Thence, North 06 Degrees 56 Minutes 40 Seconds East, a distance of 225.44 feet to a post.

Thence, North 07 Degrees 03 Minutes 23 Seconds East, a distance of 230.94 feet to an iron pin.

Thence, South 81 Degrees 26 Minutes 44 Seconds East, a distance of 10.71 feet to a planted stone.

Thence, North 08 Degrees 31 Minutes 08 Seconds East, a distance of 1318.28 feet to an iron pin

Thence, North 06 Degrees 40 Minutes 43 Seconds East, a distance of 540.20 feet to an iron pin.

Thence, North 04 Degrees 29 Minutes 28 Seconds East, a distance of 241.01 feet to an iron pin in the southerly line of the Jason Degenhardt property (DB.1767, PG.49, R.O.W.C.T.).

Thence, with the line of Degenhardt, South 85 Degrees 01 Minutes 52 Seconds East, a distance of 635.85 feet to a 36" Hickory.

Thence, North 01 Degrees 06 Minutes 45 Seconds West, a distance of 393.61 feet to a 32" Hickory.

Thence, North 31 Degrees 16 Minutes 31 Seconds East, a distance of 155.27 feet to an iron pin in the southerly line of the Michael Hooper property (DB.454, PG.961, R.O.W.C.T.).

Thence, with the line of Hooper, South 82 Degrees 24 Minutes 40 Seconds East, a distance of 60.46 feet to an iron pin in the southwesterly corner of the Scott Gill property (DB.1673, PG.2148, R.O.W.C.T.).

Thence, with the line of Gill, South 82 Degrees 08 Minutes 47 Seconds East, a distance of 180.12 feet to an iron pin in the southwesterly corner of the Clyde Hicks property (DB.448, PG.994, R.O.W.C.T.).

Thence, with the line of Hicks, South 84 Degrees 23 Minutes 46 Seconds East, a distance of 179.96 feet to an iron pin in the southeasterly corner of Hicks and a common corner to the Trula Davis property (DB.2187, PG.255, R.O.W.C.T.).

Thence, with the line of Davis, South 80 Degrees 39 Minutes 20 Seconds East, a distance of 91.07 feet to an iron pin.

Thence, South 09 Degrees 58 Minutes 59 Seconds West, a distance of 75.58 feet to an iron pin.

Thence, South 08 Degrees 30 Minutes 12 Seconds West, a distance of 266.09 feet to a 16" Hackberry in a fence.

Thence, South 07 Degrees 55 Minutes 49 Seconds West, a distance of 287.11 feet to a fence post.

Thence, South 04 Degrees 31 Minutes 23 Seconds East, a distance of 79.62 feet to a 34" Hickory.

Thence, South 11 Degrees 03 Minutes 22 Seconds West, a distance of 260.97 feet to an iron pin.

Thence, South 09 Degrees 47 Minutes 19 Seconds West, a distance of 342.12 feet to a post in the line of the Marsha Collins property (DB.1628, PG.2279, R.O.W.C.T.).

Thence, North 83 Degrees 31 Minutes 16 Seconds West, a distance of 146.94 feet to an iron pipe in the northwesterly corner of the Danny Norman property (DB.449, PG.491, R.O.W.C.T.). Said pin also being the northeasterly corner of the Jeffery Elliott property (DB.446, PG.462, R.O.W.C.T.).

Thence, North 82 Degrees 15 Minutes 33 Seconds West, a distance of 202.66 feet to a 42" Snag at a fence corner.

Thence, South 08 Degrees 24 Minutes 08 Seconds West, a distance of 831.23 feet to an iron pipe in the northwesterly corner of the Norman Himes property (DB.406, PG.716, R.O.W.C.T.).

Thence, South 08 Degrees 43 Minutes 52 Seconds West, a distance of 199.27 feet to an iron pipe in the northwesterly corner of the Richard Johnson property (DB.303, PG.285, R.O.W.C.T.).

Thence, South 09 Degrees 41 Minutes 09 Seconds West, a distance of 128.94 feet to an iron pin in the northeasterly corner of the William Bender property (DB.146, PG.186, R.O.W.C.T.).

Thence, with the line of Bender, North 81 Degrees 18 Minutes 20 Seconds West, a distance of 667.13 feet to an iron pin.

Thence, South 26 Degrees 02 Minutes 54 Seconds West, a distance of 219.18 feet to an iron pin in the northwesterly corner of the Mark Distefano property (DB.1284, PG.2391, R.O.W.C.T.).

Thence, South 07 Degrees 34 Minutes 16 Seconds West, a distance of 216.83 feet to an iron pin in the northwesterly corner of the Hal Bone Enterprises, LLC property (DB.1656, PG.1898, R.O.W.C.T.).

Thence, South 07 Degrees 17 Minutes 14 Seconds West, a distance of 328.34 feet to an iron pin.

Thence, South 06 Degrees 56 Minutes 10 Seconds West, a distance of 336.90 feet to an iron pin in the northerly right-of-way of Lebanon Road.

Thence, with the right-of-way of the road and a curve to the right, having a radius of 3699.32 feet, an arc length of 30.75 feet and a chord of North 88 Degrees 49 Minutes 41 Seconds West, a distance of 30.75 feet to the POINT OF BEGINNING.

Said tract containing 47.40 acres or 2,064,672 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated February 20, 2024.