

Exhibit A – Legal Description, 47 & 47B E Caldwell St.

A lot located on the south side of a new street (now known as East Caldwell) or road in the Village of Mt. Juliet, bounded on the north by the street or road (east Caldwell) east by Yelton, South by Prentice, west by Yelton, the same being Lot No. 4 on the C.G. Yelton Subdivision, plat of which is of record in Plat Book 2, Page 62, (Revised Plat Book 2, Page 123) in the Register's Office for the said County; Said Lot being a 100 feet in width, with a depth on the east side of 267.3 feet and depth on the west side of 265.2 feet. Being the same property conveyed to Melissa Haynes from Joe Pearson by Warranty Deed executed 02/22/10 of record in Book 1394, Page 2455, Register's Office for Wilson County, Tennessee. Unimproved() This is improved property (x) known as 47 East Caldwell Avenue, Mt. Juliet, Tennessee, 37122

Land in Wilson County, Tennessee, being Lot No. 5 on the Plat of the Revised Plan of C.G. Yelton Subdivision (original plat in Book 2, page 62), as shown by Plat of record in Plat Book 2, page 123 Register's office for Wilson County, Tennessee to which plan reference is hereby made for a more complete description thereof. Being part of the same property conveyed to Caldwell LLC, a Tennessee limited liability company by Warranty Deed from Kathy Jeffrey, a married woman dated July 20, 2022 and recorded July 25, 2022 in Book 2197, Page 2348, Register's Office of Wilson County, Tennessee. Being the same property conveyed to Scott Hefner and wife Cheri Hefner by Warranty Deed from Caldwell LLC, a Tennessee limited liability company of record in Book 2351, page 1906, Register's Office for Book 2369 Page 2288 Wilson County, Tennessee, dated December 19, 2024 and recorded on January 07, 2025 and Scrivener's Affidavit recorded on March 25, 2025 in Book 2364, Page 1696. unimproved This is improved property, known as 47B E. Caldwell, Mount Juliet, TN 37122