

Exhibit A

Being a tract of land lying in the 1st Civil District of Wilson County, Tennessee, located east of North Mount Juliet Road (State Route 171) and north of East Caldwell Street, and being more particularly described as follows:

Beginning at a 1/2-inch rebar with a yellow cap marked "W&A Eng." in the easterly margin of N. Mt. Juliet Rd., and lying on the westerly line of the City of Mt. Juliet of record in Deed Book 1343, Page 1948, in the Register's Office of Wilson County, Tennessee (R.O.W.C.,TN);

thence with the easterly margin of N. Mt. Juliet Rd., North 06 degrees 33 minutes 37 seconds East for a distance of 34.47 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.", being the southwest corner of Mark Lineberry, Trustee of The Shady Grove Road Trust, of record in Deed Book 2130, Page 1137, R.O.W.C.,TN;

thence continuing along said easterly margin, North 06 degrees 33 minutes 50 seconds East, passing a 5/8-inch rebar with a yellow cap marked "Gray RLS#2303" at a distance of 140.04 feet, and continuing for the total distance of 335.56 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.";

thence with a curve to the right for a distance of 39.71 feet, said curve having a radius of 25.00 feet, and whose long chord bears North 52 degrees 04 minutes 06 seconds East for a distance of 35.67 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.", in the southerly margin of E. Hill Street;

thence with the southerly margin of E. Hill Street, South 82 degrees 43 minutes 39 seconds East for a distance of 520.65 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.";

thence with a curve to the right for a distance of 191.98 feet, said curve having a radius of 1013.53 feet, and whose long chord bears South 77 degrees 01 minutes 43 seconds East for a distance of 191.69 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.";

thence continuing along the southerly margin of E. Hill Rd., South 72 degrees 06 minutes 52 seconds East for a distance of 99.58 feet to a 1/2-inch rebar with no cap, being the northwest corner of the property owned by the Scott & Cheri Hefner of record in Deed Book 2239, Page 2139, R.O.W.C.,TN;

thence leaving the southerly margin of E. Hill Rd. and following a fence along Hefner's west line, South 08 degrees 17 minutes 41 seconds West for a distance of 198.82 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.";

thence leaving the west line of Hefner and continuing along Kimberly Miller's north line of record in Deed Book 2040, Page 600, R.O.W.C.,TN, North 82 degrees 12 minutes 22 seconds West for a distance of 100.20 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng." at a fence post, and being Miller's northwest corner;

thence with Miller's west line, South 08 degrees 29 minutes 46 seconds West for a distance of 178.40 feet to a 1/2-inch rebar with no cap in the north margin of E. Caldwell Street, being Miller's southwest corner and being the southeast corner of the tract described herein;

thence continuing along the northerly margin of E. Caldwell Street for the next five (5) calls:

- 1.) thence North 84 degrees 23 minutes 19 seconds West for a distance of 180.09 feet to a 1/2-inch rebar with no cap;
- 2.) thence North 83 degrees 15 minutes 55 seconds West for a distance of 202.71 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.";
- 3.) thence with a curve to the left for a distance of 236.54 feet, said curve having a radius of 1848.26 feet, and whose long chord bears North 86 degrees 25 minutes 54 seconds West for a distance of 236.38 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.";
- 4.) thence North 86 degrees 25 minutes 54 seconds West for a distance of 53.97 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.";
- 5.) thence with a curve to the right for a distance of 74.95 feet, said curve having a radius of 45.00 feet, and whose long chord bears North 41 degrees 09 minutes 03 seconds West for a distance of 66.58 feet to the **Point of Beginning**, having an area of **347,375.5±** square feet or **7.97±** acres more or less;

This description was prepared by W&A Engineering, under the supervision of Loren M. Ward, a Registered Land Surveyor in the State of Tennessee, License Number 3031, and is based on information taken from an ALTA/NSPS Land Title Survey performed by W&A Engineering, Job #230293, performed in the month of August 2023.

Legal Description for Parcel 012.00 of Tax Map 072H, Group C

Being a tract of land situated in the 1st Civil District of Wilson County, Tennessee, lying east of North Mount Juliet Road (State Route 171), and being more particularly described as follows:

Beginning at a 1/2-inch rebar with no cap in the northerly margin of E. Hill Street, being the southwesterly corner of ABBA Group, LLC of record in Deed Book 1302, Page 899, in the Register's Office of Wilson County, Tennessee (R.O.W.C., TN), and being the southeast corner of the tract described herein;

thence continuing along the northerly margin of E. Hill Street, North 81 degrees 53 minutes 05 seconds West for a distance of 128.06 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.";

thence continuing along said north margin, North 82 degrees 25 minutes 01 second West for a distance of 24.63 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.";

thence continuing along north margin with a curve to the right for a distance of 38.83 feet, having a radius of 25.00 feet, and whose long chord bears North 37 degrees 55 minutes 55 seconds West for a distance of 35.04 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.", and lying in the easterly margin of N. Mt. Juliet Rd.;

thence continuing along N. Mt. Juliet Rd., North 06 degrees 33 minutes 50 seconds East a distance of 52.87 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.", and being the beginning of a curve;

thence continuing along said curve to the right for a distance of 47.54 feet, having a radius of 1099.92 feet, and whose long chord bears North 07 degrees 48 minutes 08 seconds East for a distance of 47.54 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.", and being the northwest corner of the tract described herein, and the southwest corner of the United States Postal Service of record in Deed Book 448, Page 226, R.O.W.C.,TN;

thence continuing along the south line of said United States Postal Service, South 81 degrees 59 minutes 18 seconds East for a distance of 180.17 feet to a 1/2-inch rebar with no cap, being at the corner of a woven wire fence line, which is also the northwest corner of ABBA Group, LLC, and the northeast corner of the tract described herein.

thence leaving the south line of the United States Postal Service and continuing with the westerly line of said ABBA Group, LLC, South 08 degrees 22 minutes 31 seconds West for a distance of 124.81 feet to the **Point of Beginning**, having an area of **22,206.2±** square feet or **1.96±** acres more or less;

Being the same property conveyed to the City of Mt. Juliet from the Bank of Mt. Juliet in Deed Book 444, Page 501, R.O.W.C.,TN. The Bank of Mt. Juliet is now known as First American National Bank by merger effective January 01, 1990, as evidenced by the Secretary's Certificate of record in Book 663, Page 478, R.O.W.C.,TN.

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