

Exhibit A

LEGAL DESCRIPTION OF 6235 CENTRAL PIKE AS TAKEN FROM CRAWFORD AND CUMMINGS SURVEY WHICH WAS SURVEYED ON 6/13/2024 (PARCEL 1) AND 12/19/24 (PARCEL 2).

(Converted to word document text on 2025-01-14)

PARCEL 1:

A tract or parcel of land located in the 3rd Civil District of Wilson County, Tennessee and being more particularly described as follows:

Beginning at the POINT OF BEGINNING at an iron rod (new) lying in the northerly margin of Central Pike (50' R.O.W.), being the southeasterly corner of Harold E H Cheatham SR (DB. 2180, PG. 583 / PB. 16, PG.185, R.O.W.C.T.) and being the southwesterly corner of the hereon described parcel;

Thence, along the easterly line of said Harold E H Cheatham SR, N 07°05'07" E, a distance of 348.88';

Thence, along the easterly line of Libby N Rea of record in Plat Book 16, Page 185, Registers' Office of Wilson County, Tennessee, N 07°03'53" E, a distance of 207.96';

Thence, along the easterly line of Chad Avery Dill of record in Deed Book 2040, Page 1199, Registers' Office of Wilson County, Tennessee, N 08°20'08" E, a distance of 304.25';

Thence, along the southerly line of Shiloh Baptist Church of record in Plat Book 30, Page 131, Registers' Office of Wilson County, Tennessee, S 85°15'13" E, a distance of 1362.30';

Thence, along the westerly line of Billy E Eubanks, etux of record in Deed Book 1053, Page 1244, Registers' Office of Wilson County, Tennessee, S 07°42'22" E, a distance of 279.25';

Thence, along the westerly line of Charles W McDowell HR, etal of record in Deed Book 1673, Page 1870, Registers' Office of Wilson County, Tennessee, S 07°42'22" E, a distance of 57.89';

Thence, along the northerly and westerly line of Coursey Subdivision of record in Plat Book 17, Page 820, Registers' Office of Wilson County, Tennessee, the following two (2) calls:

Thence, N 77°07'11" W, a distance of 277.24';

Thence, S 08°19'00" W, a distance of 285.42';

Thence, along the northerly line of Central Pike the following five (5) calls:

Thence, N 88°09'52" W, a distance of 57.67';

Thence, with a curve turning to the left with an arc length of 213.10', with a radius of 593.10', with a chord bearing of S 81°05'29" W, with a chord length of 211.96';

Thence, S 70°47'54" W, a distance of 511.30';

Thence, with a curve turning to the right with an arc length of 219.79', with a radius of 705.18', with a chord bearing of S 79°37'45" W, with a chord length of 218.90';

Thence, S 88°09'32" W, a distance of 156.21' to THE POINT OF BEGINNING. Containing an area of 830,188 Square Feet or 19.06 Acres, more or less.

Exhibit A

Being the same property conveyed to Grady Hight and wife, Rebecca Hight by Deed from Ernest H. Jackson and wife, Allie Bell Jackson of record in Book 134, Page 30, in the Register's Office for Wilson County, Tennessee, dated July 30, 1951 and recorded on July 31, 1951.

Grady Hight a/k/a J. G. Hight a/k/a Joseph Grady Hight died on or about July 10, 1972, leaving Rebecca Hight, as surviving tenant by the entirety.

Rebecca Hight died on or about March 28, 1994, her estate duly probated in the Probate Court for Wilson County, Tennessee.

Being the same property conveyed to Charles E. Tillman by Quitclaim Deed from Lounett H. Tayes, Carmene Eakes and Faye Anderson, Co-Conservators of the Estate of Rebecca A. Hight of record in Book 415, Page 294, in the Register's Office for Wilson County, Tennessee, dated May 31, 1989 and recorded on May 31, 1989.

Being the same property conveyed to Charles E. (Sonny) Tillman by Quitclaim Deed from Norma (Mott) Tillman vs. Charles E. (Sonny) Tillman, Case No. 2029, Norma (Mott) Tillman of record in Book 830, Page 321, in the Register's Office for Wilson County, Tennessee, dated September 01, 2000 and recorded on September 28, 2000.

Being a portion of the same property conveyed to CET Strategic Realty Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Charles E. (Sonny) Tillman of record in Book 2180, Page 583, in the Register's Office for Wilson County, Tennessee, dated May 02, 2022 and recorded on May 10, 2022.

PARCEL 2:

A tract or parcel of land located in the 3rd Civil District of Wilson County, Tennessee and being more particularly described as follows:

Beginning at the POINT OF BEGINNING at an iron rod (old) lying in the westerly margin of Pleasant Grove Road (50' R.O.W.), being the northeasterly corner of Billy Eubank, etux (DB. 1053, PG.1244, R.O.W.C.T.) and being the southeasterly corner of the hereon described parcel;

Thence, along the northerly line of said Billy Eubank, etux, S 89°00'58" W a distance of 535.72';

Thence, along the northerly line of CET Strategic Realty Partners, LLC of record in Deed Book 2180, Page 583, Registers' Office of Wilson County, Tennessee, N 85°15'13" W, a distance of 1362.30';

Thence, along the easterly line of Chad Dill, etux of record in Deed Book 2040, Page 1199, Registers' Office of Wilson County, Tennessee, N 08°02'55" E, a distance of 351.04';

Thence, along the easterly line of Emily Coffey, etvir of record in Deed Book 1508, Page 1624, Registers' Office of Wilson County, Tennessee, N 08°37'18" E, a distance of 298.29';

Thence, along the easterly line of Elvira De Lost Angeles Pelayo Anaya, Etvir of record in Deed Book 2322, Page 2164, Registers' Office of Wilson County, Tennessee, N 08°37'18" E, a distance of 100.80';

Exhibit A

Thence, along the southerly line of Lynn Christie Subdivision of record in Plat Book 11, Page 6, Registers' Office of Wilson County, Tennessee, the following four (4) calls:

Thence, S 83°57'00" E, a distance of 226.44';

Thence, S 84°06'42" E, a distance of 202.03';

Thence, S 84°03'51" E, a distance of 247.29';

Thence, S 83°28'20" E, a distance of 213.36';

Thence, along the westerly and southerly line of Shiloh Baptist Church of Middle Tennessee of record in Deed Book 1974, Page 2464, Registers' Office of Wilson County, Tennessee, the following three (3) calls:

Thence, S 05°07'45" W, a distance of 677.75';

Thence, S 85°13'41" E, a distance of 428.31';

Thence, N 89°02'37" E, a distance of 541.35';

Thence, along the westerly line of Pleasant Grove Road, S 08°25'27" W, a distance of 50.20' to THE POINT OF BEGINNING. Containing an area of 721,519 Square Feet or 16.56 Acres, more or less.

Being part of the same property conveyed to Shiloh Baptist Church of Middle Tennessee by deed dated 2, 2020 From Michael Wayne Brewer and Dana Joyce Brewer, husband and wife, recorded July 2, 2020, in book 1974, page 2464, and also in book 1975, page 81, in the official records of Wilson County, Tennessee