

Exhibit A

LEGAL DESCRIPTION OF 1919 NORTH MT. JULIET ROAD AS TAKEN FROM WARRANTY DEED RECORDED 11/09/2017, BOOK 1792, PAGES 1013-1015.

(Converted to word document text on 2024-04-12)

A tract or parcel of land located in the 1st Civil District of Wilson County, Tennessee and being bounded on the West by the easterly Right of Way of North Mt. Juliet Road, on the North by Physicians Plaza of MJ LLC and Dialysis Clinic Inc., on the East by Benny Wilson and John Deal Coatings Inc., on the South by Bob Jones Dev Co, First Bank & Trust, Eric Harris and James Landers and being more particularly described as follows:

Beginning at an iron pin found in the easterly Right of Way of North Mt. Juliet Road, said pin being the Southwest corner of the physicians Plaza of MJ LLC property (DB. 1445, PG. 50, R.O.W.C.T.) and the Northwest corner of the property herein described. Said pin being the POINT OF BEGINNING.

Thence, leaving the Right of Way of the road and with the southerly line of Physicians Plaza of MJ LLC., South 79 Degrees 27 Minutes 19 Seconds East, a distance of 732.03 feet to an iron pin.

Thence, with the line of Benny Wilson, South 08 Degrees 33 Minutes 26 Seconds West, a distance of 470.62 feet to an iron pin.

Thence, South 58 Degrees 08 Minutes 46 Seconds East, a distance of 208.27 feet to an iron pin.

Thence, with the line of John Deal Coatings Inc, South 57 Degrees 57 Minutes 54 Seconds East, a distance of 415.67 feet to an iron pin.

Thence, South 32 Degrees 15 Minutes 27 Seconds West, a distance of 104.44 feet to an iron pin.

Thence, North 71 Degrees 26 Minutes 07 Seconds West, a distance of 65.76 feet to an iron pin.

Thence, with the line of First Bank & Trust, North 71 Degrees 41 Minutes 31 Seconds West, a distance of 440.11 feet to an iron pin.

Thence, with the line of Eric Harris, North 70 Degrees 42 Minutes 36 Seconds West, a distance of 30.40 feet to an iron pin.

Thence, with the line of James Landers, North 71 Degrees 29 Minutes 19 Seconds West, a distance of 342.63 feet to an iron pin in the Right of Way of North Mt. Juliet Road.

Thence, with the road, North 39 Degrees 44 Minutes 43 Seconds West, a distance of 74.94 feet to an iron pin.

Thence, with a curve to the right, having a radius of 1045.35 feet, a length of 739.21 feet, and a chord of North 19 Degrees 29 Minutes 14 Seconds West, a distance of 723.90 feet to the POINT OF BEGINNING.

Said tract containing 10.95 acres or 476,900 sq. ft, more or less by an unrecorded survey dated November 3, 2017 by Crawford and Cummings, PC, J. Alan Cummings, TN RLS NO. 2351

Being a portion of the same property conveyed to Melvin Carol Everette by Deed from James Melvin Everette and wife, Mary H. Everette dated September 04, 1975 and recorded June 21, 1991 in Deed Book 423, Page 536, in said Register's Office for Wilson County, Tennessee.

Being a portion of the same property conveyed to Melvin Carol Everette by Deed from James Melvin Everette and wife, Mary H. Everette dated September 04 1975 and recorded June 21, 1991 in Deed Book 423, Page 535, in said Register's Office for Wilson County, Tennessee.

Being a portion of the same property conveyed to J. Melvin Everett and wife Mary Everett by Deed from W.H. Oldham and Mrs. Esther Oldham Faust, the only children of Dr. David Perkins Oldham, deceased, and Mrs. Lucy P. Oldham, widow of the said decedent, sole devisees under the will of said Decedent dated October 24, 1937 and recorded October 24, 1937 in Book 107, Page 498, in said Register's Office for Wilson County, Tennessee.