

Exhibit A – Legal Description 13135 Lebanon Rd

Land located in the 1st Civil District of WILSON County, Tennessee, within the corporate limits of the City of Mt. Juliet, Tennessee, and being known and designated as all of Lot No. 4, Plan of Hermitage Plantation Estates, of record in Plat Book 4, Page 60, as amended in Plat Book 5, Page 11, in the Register's Office for Wilson County, Tennessee, to which plat, as amended, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to SARAH J. SCOTT, an unmarried woman, by Warranty Deed from Bonnie Lynn Smith, an unmarried woman, dated February 21, 2017, and of record in Book 1747, Page 1557, Register's Office for WILSON County, Tennessee. Sarah J. Scott is now deceased, having died testate and unmarried on November 22, 2022, a resident of Wilson County, Tennessee. For further reference to title, see the Estate of Sarah Jean Scott, of record in Docket No. 2025PR140, in the Probate Court for Wilson County, Tennessee, whereby pursuant to Agreed Order, the Estate was declared insolvent and the appointed Administratrix, Alexandria D. Hurst, shall have the authority to sell the property as part of the administration thereof without the joinder of any beneficiaries.

For further reference to title, see Motion and subsequent Order to Approve Purchase and Sale Agreement of Real Property, of record in Docket No. 2025PR140, in the Probate Court for Wilson County, Tennessee.

This description is the same as in the prior deed.