

LEGAL DESCRIPTION OF 535 PLEASANT GROVE ROAD AS TAKEN FROM CRAWFORD AND CUMMINGS SURVEY WHICH WAS SURVEYED ON 10/7/2024.

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

Tract A:

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 lying in the northerly margin of Pleasant Grove Road (ROW varies), being the southeasterly corner of Premier Automotive Holdings of Lebanon, LLC (DB. 1630, PG.1009, R.O.W.C.T.) and being the southwesterly corner of the hereon described tract;

Thence, along the easterly line of said Premier Automotive Holdings of Lebanon, LLC the next (8) eight calls:

Thence, N 50°53'12" W, a distance of 81.10';

Thence, N 30°51'04" W, a distance of 307.75';

Thence, with a curve turning to the right with an arc length of 94.64', with a radius of 250.00', with a chord bearing of N 20°00'23" W, with a chord length of 94.07';

Thence, N 09°08'03" W, a distance of 73.63';

Thence, with a curve turning to the right with an arc length of 163.21', with a radius of 250.35', with a chord bearing of N 09°32'29" E, with a chord length of 160.33';

Thence, N 28°14'28" E, a distance of 86.05';

Thence, N 28°14'28" E, a distance of 195.40';

Thence, N 76°28'12" W, a distance of 486.37';

Thence, along the easterly line of James Rediker, etux of record in Deed Book 1030, Page 760, Register s' Office of Wilson County, Tennessee, the next (2) two calls:

Thence, N 13°31'48" E, a distance of 767.61';

Thence, N 15°45'21" E, a distance of 881.41';

Thence, along the southerly line of Craig Jarmillo, etux of record in Deed Book 2056, Page 1069, Register's Office of Wilson County, Tennessee, S 81°49'58" E, a distance of 253.98';

Thence, along the westerly line of Wayne Dickerson of record in Deed Book 1991, Page 1667, Register's Office of Wilson County, Tennessee, S 06°09'34" E, a distance of 366.06';

Thence, along the easterly, northerly & westerly lines of The Paddocks at Mt. Juliet of Owners Association, Inc. of record in Deed Book 1638, Page 236, Register s' Office of Wilson County, Tennessee, the next (21) twenty-one calls:

Thence, N 21°35'17" W, a distance of 112.21';

Thence, N 32°01'44" W, a distance of 94.10';

Thence, N 28°03'26" W, a distance of 159.85';

Thence, S 66°55'16" W, a distance of 121.18';

Thence, S 28°03'26" E, a distance of 164.01';

Thence, S 32°01'44" E, a distance of 97.29';

Thence, S 21°35'17" E, a distance of 92.11';

Thence, S 12°32'31" E, a distance of 158.85';

Thence, S 19°03'09" E, a distance of 73.99';

Thence, S 37°30'13" E, a distance of 63.24';

Thence, S 21°03'55" E, a distance of 61.69';

Thence, S 12°17'31" W, a distance of 110.85';

Thence, S 10°05'12" W, a distance of 328.53';

Thence, S 89°25'25" W, a distance of 91.65';

Thence, S 00°34'35" E, a distance of 104.00';

Thence, N 89°25'25" E, a distance of 54.76';

Thence, N 88°53'35" E, a distance of 43.44';

Thence, S 02°18'01" W, a distance of 23.83';

Thence, S 13°20'26" E, a distance of 138.32';

Thence, S 14°25'32" E, a distance of 101.78';

Thence, N 59°59'00" E, a distance of 63.05';

Thence, along the westerly and southerly lines of Wal-Mart Real EST BUS TR of record in DeedBook 1333, Page 1372, Register s'Office of Wilson County, Tennessee, the next (2) two calls:

Thence, S 28°13'54" W, a distance of 105.18';

Thence, S 61°45'29" E, a distance of 11.32';

Thence, along the westerly lines of The Paddocks at Mt. Juliet Owners Association, Inc. of record in Deed Book 1638, Page 236, Register s'Office of Wilson County, Tennessee (6) six calls:

Thence, S 00°01'12" E, a distance of 50.94';

Thence, S 09°06'37" E, a distance of 25.35';

Thence, S 21°11'10" E, a distance of 21.13';

Thence, S 72°27'38" W, a distance of 41.86';

Thence, S 67°23'40" W, a distance of 69.28';

Thence, S 61°19'40" W, a distance of 79.67';

Thence, along new severance lines the next (10) ten calls:

Thence, N 39°50'27" W, a distance of 62.50';

Thence, S 28°14'28" W, a distance of 174.27';

Thence, S 28°14'28" W, a distance of 86.05';

Thence, with a curve turning to the left with an arc length of 131.08', with a radius of 197.50', with a chord bearing of S 09°13'41" W, with a chord length of 128.68';

Thence, S 09°07'02" E, a distance of 71.49';

Thence, with a curve turning to the left with an arc length of 74.95', with a radius of 196.70', with a chord bearing of S 20°01'59" E, with a chord length of 74.50';

Thence, S 30°52'39" E a distance of 271.14';

Thence, with a curve turning to the left with an arc length of 51.53', with a radius of 149.91', with a chord bearing of S 40°43'33" E, with a chord length of 51.28';

Thence, N 39°06'48" E a distance of 10.78';

Thence, S 50°40'18" E a distance of 46.82';

Thence, along the northerly margin of Pleasant Grove Road (ROW Varies) S 39°06'55" W a distance of 63.48' to the Point of Beginning.

Containing an area of 802,250 Square Feet or 18.42 Acres, more or less.

Together with:

Land situated in the 3rd Civil District, Wilson County, City of Mt. Juliet Tennessee and being more particularly described as follows:

Beginning at an iron rod being the northeasterly corner of Wal-Mart REAL EST BUS TR of record in Deed Book 1333, Page 1372, R.O.W.C., being the common corner between said Wal_Mart and Paddocks CC TIC LLC, et al and being a southeasterly corner of the hereon described tract;

Thence, along said Wal-Mart the next (3) three calls:

Thence, N 61°45'29" W, a distance of 229.89'

Thence, N 83°59'38" W, a distance of 213.48'

Thence, S 28°14'34" W, a distance of 585.04'

Thence, along the easterly lines of The Paddocks at Mt. Juliet Owners Association, Inc. of record in Deed Book 1638, Page 236, R.O.W.C. the next (15) fifteen calls:

Thence, N 13°20'26" W, a distance of 96.81'

Thence, N 02°18'01" E, a distance of 2.44'

Thence, N 78°16'03" E, a distance of 78.21'

Thence, N 11°43'57" W, a distance of 121.91'

Thence, N 16°10'31" W, a distance of 52.34'

Thence, N 18°27'22" E, a distance of 128.09'

Thence, N 71°32'38" W, a distance of 31.31'

Thence, N 10°05'12" E, a distance of 84.76'

Thence, N 12°17'31" E, a distance of 158.51'

Thence, N 21°03'55" W, a distance of 49.39'

Thence, N 22°44'09" E, a distance of 52.65'

Thence, S 84°16'54" E, a distance of 215.02'

Thence, S 89°15'02" E, a distance of 58.37'

Thence, N 89°34'39" E, a distance of 133.66'

Thence, N 00°25'21" W, a distance of 76.43'

Thence, along the southerly lines of Clifford Wilkin, etux of record in Deed Book 425, Page 236, R.O.W.C. and Herman Griffin, etux of record in Deed Book 294, Page 75, R.O.W.C. the next (2) two calls:

Thence, S 84°10'47" E, a distance of 336.22'

Thence, S 83°45'36" E, a distance of 535.06'

Thence, along the westerly lines of Paddocks CC TIC LLC, et al of record in Deed Book 1588, Page 718, R.O.W.C.

Thence, S 06°12'42" W, a distance of 119.88'

Thence, S 72°15'33" W, a distance of 676.30' to the Point of Beginning.

Containing an area of 391,550 Square Feet or 8.99 Acres, more or less.

Together with:

Land situated in the 3rd Civil District, Wilson County, City of Mt. Juliet Tennessee and being more particularly described as follows:

Beginning at an point lying in the southerly line of Wayne Dickerson of record in Deed Book 1991, Page 1667, R.O.W.C., said point being 17.5' more or less from Wayne Dickerson southwesterly corner and being the northwesterly corner of the hereon described tract;

Thence, along said southerly line of Wayne Dickerson S 83°57'56" E, a distance of 112.37';

Thence, along the easterly and westerly lines of The Paddocks at Mt. Juliet Owners Association, Inc. of record in Deed Book 1638, Page 236, R.O.W.C. the next (5) five calls:

Thence, S 57°19'26" W, a distance of 39.36'

Thence, S 32°31'53" W, a distance of 35.27'

Thence, S 22°44'09" W, a distance of 33.44'

Thence, N 37°30'13" W, a distance of 47.09'

Thence, N 17°47'23" W, a distance of 59.11' to the Point of Beginning.

Containing an area of 4660 Square Feet or 0.11 Acres, more or less.

Being a portion of the same property conveyed to The Paddocks at Mt. Juliet, LLC, a Georgia limited liability company, by Quitclaim Deed from Gipson/Hudson Properties, LLC, a Georgia limited liability company, of record in Book 1239, Page 894, Register's Office for Wilson County, Tennessee, dated January 1, 2007 and recorded on March 29, 2007.

Being a portion of the same property conveyed to The Paddocks Development, L. P., a Delaware limited partnership, by Quitclaim Deed from The Paddocks at Mt. Juliet, LLC, a Georgia limited liability company, of record in Book 1263, Page 111, Register's Office for Wilson County, Tennessee, dated July 20, 2007 and recorded on August 1, 2007.

Tract B:

INSURED DESCRIPTION TO BE PROVIDED BY SURVEY.

Property Description - Conservation Area 3

Land situated in the 3rd Civil District, the City of Mt. Juliet, Wilson County, Tennessee and being Conservation Area 3 on The Paddocks Development Property, of Record in DeedBook 1263, Page 111, Register's Office for Wilson County, Tennessee and being more particularly described as follows:

Beginning at a point, which is South 73°02'14" West, 132.88 feet from the northwesterly property corner of Wayne Dickerson, of Record in Book 438, Page 938, Register's Office for Wilson County, Tennessee and also being the southeasterly property corner of Craig Jaramillo and wife, Mercy, of Record in Book 1621, Page 270, Register's Office for Wilson County, Tennessee and proceeding as follows:

From the Point of Beginning and with the Conservation Area 3 for the next 3 calls:

Thence, 1) South 28°03'26" East, 159.85 feet to a point;

Thence, 2) South 32°01'44" East, 94.10 feet to a point;

Thence, 3) South 21°35'17" East, 112.21 feet to a point in the westerly property line of Dickerson;

Thence, along the westerly and southerly property lines of Dickerson for the next 2 calls:

1)South 06°09'36" East, 145.82 feet to a point;

Thence, 2) South 83°57'56" East, 17.16 feet to a point;

Thence, leaving Dickerson and continuing with Conservation Area 3 for the next 5 calls:

1) South 17°47'23" East, 59.11 feet to a point;

Thence, 2) South 37°30'13" East, 47.09 feet to a point;

Thence, 3) North 22°44'09" East, 33.44 feet to a point;

Thence, 4) North 32°31'53" East, 35.27 feet to a point;

Thence, 5) North 57°19'26" East, 39.36 feet to a point;

Thence, with the southerly property line of Dickerson and Frederick A. Weyler, of Record in

Book 434, Page 778, Register's Office for Wilson County, Tennessee and Clifford A. Wilkin, et ux, of Record in Book 425, Page 236, Register's Office for Wilson County, Tennessee in part, for the next 2 calls:

1) South 83°57'56" East, 268.81 feet to a point;

Thence, 2) South 84°10'48" East, 178.48 feet to a point;

Thence, leaving Wilkin and continuing with Conservation Area 3 for the next 15 calls:

1) South 00°25'21" East, 76.43 feet to a point;

Thence, 2) South 89°34'39" West, 133.66 feet to a point;

Thence, 3) North 89°15'02" West, 58.37 feet to a point;

Thence, 4) North 84°16'54" West, 215.02 feet to a point;

Thence, 5) South 22°44'09" West, 52.65 feet to a point;

Thence, 6) South 21°03'55" East, 49.39 feet to a point;

Thence, 7) South 12°17'31" West, 158.51 feet to a point;

Thence, 8) South 10°05'12" West, 84.76 feet to a point;

Thence, 9) South 71°32'38" East, 31.34 feet to a point;

Thence, 10) South 18°27'22" West, 128.09 feet to a point;

Thence, 11) South 16°10'31" East, 52.34 feet to a point;

Thence, 12) South 11°43'57" East, 121.91 feet to a point;

Thence, 13) South 78°16'03" West, 78.21 feet to a point;

Thence, 14) South 02°18'01" West, 2.44 feet to a point;

Thence, 15) South 13°20'26" East, 96.81 feet to a point on the westerly property line of Wal-Mart Real Estate Business Trustee property, of Record in Book_1333,_Page_1372, Register's Office for Wilson County, Tennessee;

Thence, with said property line for the next call:

1) South 28°14'28" West, 138.37 feet to a point;

Thence, leaving Wal-Mart and continuing with Conservation Area 3 for the next 18 calls

South 1) 59°29'00" West, 63.05 feet to a point;

Thence, 2) North 14°25'32" West, 101.78 feet to a point;

Thence, 3) North 13°20'26" West, 138.32 feet to a point;

Thence, 4) North 02°18'01" East, 23.83 feet to a point;

Thence, 5) South 88°53'35" West, 43.44 feet to a point;

Thence, 6) South 89°25'25" West, 54.76 feet to a point;

Thence, 7) North 00°34'35" West, 104.00 feet to a point;

Thence, 8) North 89°25'25" East, 91.65 feet to a point;

Thence, 9) North 10°05'12" East, 328.53 feet to a point;

Thence, 10) North 12°17'31" East, 110.85 feet to a point;

Thence, 11) North 21°03'55" West, 61.69 feet to a point;

Thence, 12) North 37°30'13" West, 63.24 feet to a point;

Thence, 13) North 19°03'09" West, 73.99 feet to a point;

Thence, 14) North 12°32'31" West, 158.85 feet to a point;

Thence, 15) North 21°35'17" West, 92.11 feet to a point;

Thence, 16) North 32°01'44" West, 87.29 feet to a point;

Thence, 17) North 28°03'26" West, 164.01 feet to a point;

Thence, 18) North 61°56'34" East, 120.00 feet to a point to the Point of Beginning. Containing 282,754 Square feet or 6.49 Acres, more or less.

Being a portion of the same property conveyed to The Paddocks Development, L.P., a Delaware limited partnership by Deed of record in Book 1263, Page 111, in the Register's Office for Wilson County, Tennessee.

Being a portion of the same property conveyed to The Paddocks at Mt. Juliet Owners Association, Inc., a Tennessee nonprofit corporation by Deed from The Paddocks Development, L.P., a Delaware limited partnership of record in Book 1638, Page 236, in the Register's Office for Wilson County, Tennessee.