

## **Exhibit A**

### **Legal Description 211.74 ACRE TRACT**

A tract or parcel of land located in the 2nd Civil District of Wilson County, Tennessee and being bounded on the West by Gleaves, McGuire, Antonicello, Lilly, Hall, Lind and the easterly Right of Way of Beckwith Road and on the North by Nelson, Sawusch-Pytuk, Work, Chandler, Howard, Brown and the southerly terminus of Bass Lane, on the East by Graves and Brewer and on the South by Brewer, Tomlinson, Branner, Smith, Murphy and Lind and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Beckwith Road, said pin being the Southwest corner of the William Gleaves property (DB.1675, PG.2051, R.O.W.C.T.) and the most northwesterly corner of the property herein described, also being 25 feet from the centerline of said road. Said pin being the POINT OF BEGINNING.

Thence, with the line of Gleaves, South 81 Degrees 11 Minutes 27 Seconds East, a distance of 505.87 feet to an iron pin.

Thence, South 80 Degrees 51 Minutes 19 Seconds East, a distance of 469.51 feet to an iron pin.

Thence, North 23 Degrees 14 Minutes 13 Seconds East, a distance of 7.83 feet to a wooden fence post.

Thence, North 07 Degrees 51 Minutes 33 Seconds East, a distance of 364.91 feet to an iron pin.

Thence, North 06 Degrees 11 Minutes 19 Seconds East, a distance of 305.07 feet to an iron pin in the line of the Bryan Nelson property (DB.2021, PG.1728, R.O.W.C.T.).

Thence, with the line of Nelson, South 78 Degrees 40 Minutes 16 Seconds East, a distance of 204.58 feet to an iron pin.

Thence, South 79 Degrees 31 Minutes 39 Seconds East, a distance of 268.15 feet to an iron pin.

Thence, South 80 Degrees 56 Minutes 12 Seconds East, a distance of 216.41 feet to an iron pin in the line of the Candice Sawusch-Pytuk property (DB.1867, PG.1553, R.O.W.C.T.).

Thence, with the line of Sawusch-Pytuk, South 02 Degrees 27 Minutes 45 Seconds West, a distance of 10.87 feet to an iron pin.

Thence, South 78 Degrees 34 Minutes 52 Seconds East, a distance of 574.08 feet to an iron pin.

Thence, North 07 Degrees 29 Minutes 36 Seconds East, a distance of 872.06 feet to an iron pin.

Thence, North 66 Degrees 07 Minutes 20 Seconds East, a distance of 520.98 feet to an iron pin in the line of the Chad Work property (DB.2186, PG.1630, R.O.W.C.T.).

Thence, with the line of Work, South 60 Degrees 56 Minutes 42 Seconds East, a distance of 37.68 feet to an iron pin.

Thence, South 38 Degrees 42 Minutes 55 Seconds East, a distance of 29.18 feet to an iron pin.

Thence, South 12 Degrees 12 Minutes 59 Seconds East, a distance of 54.72 feet to an iron pin.

Thence, South 06 Degrees 44 Minutes 54 Seconds East, a distance of 147.61 feet to an iron pin.

Thence, South 06 Degrees 29 Minutes 21 Seconds East, a distance of 568.56 feet to an iron pin.

Thence, South 87 Degrees 35 Minutes 45 Seconds East, a distance of 631.42 feet to an iron pin.

Thence, North 02 Degrees 24 Minutes 15 Seconds East, a distance of 624.30 feet to an iron pin in the southerly terminus of Bass Lane.

Thence, with the road right-of-way, South 60 Degrees 11 Minutes 25 Seconds East, a distance of 55.93 feet to an iron pin in the line of the James Chandler property (DB.1818, PG.590, R.O.W.C.T.).

Thence, with the line of Chandler, South 02 Degrees 21 Minutes 58 Seconds West, a distance of 244.46 feet to an iron pin.

Thence, South 88 Degrees 37 Minutes 53 Seconds East, a distance of 790.97 feet to an iron pin.

Thence, North 02 Degrees 29 Minutes 03 Seconds East, a distance of 204.65 feet to an iron pin in the line of the Robert Howard property (DB.2247, PG.1057, R.O.W.C.T.).

Thence, with the line of Howard, South 80 Degrees 00 Minutes 14 Seconds East, a distance of 670.96 feet to an iron pin.

Thence, South 57 Degrees 54 Minutes 41 Seconds East, a distance of 150.62 feet to an iron pin in the line of the Jeff Brown property (DB.2127, PG.190, R.O.W.C.T.).

Thence, with the line of Brown, South 80 Degrees 27 Minutes 30 Seconds East, a distance of 524.95 feet to an iron pin.

Thence, South 22 Degrees 39 Minutes 56 Seconds East, a distance of 994.82 feet to an iron pin in the northeasterly corner of the Alton Graves property (DB.1987, PG.1691, R.O.W.C.T.).

Thence, with the line of Graves, North 81 Degrees 41 Minutes 26 Seconds West, a distance of 869.02 feet to a post in the line of the Daphine Brewer property (DB.1987, PG.1700, R.O.W.C.T.).

Thence, with the line of Brewer, North 81 Degrees 02 Minutes 23 Seconds West, a distance of 313.54 feet to an iron pin

Thence, South 09 Degrees 07 Minutes 50 Seconds West, a distance of 454.82 feet to a post.

Thence, South 08 Degrees 57 Minutes 25 Seconds West, a distance of 410.15 feet to a post.

Thence, South 09 Degrees 45 Minutes 26 Seconds West, a distance of 444.86 feet to an iron pin.

Thence, North 80 Degrees 28 Minutes 06 Seconds West, a distance of 144.76 feet to a post.

Thence, North 79 Degrees 05 Minutes 17 Seconds West, a distance of 178.40 feet to an iron pin.

Thence, North 78 Degrees 14 Minutes 44 Seconds West, a distance of 255.45 feet to a 18" Hickory.

Thence, North 78 Degrees 45 Minutes 02 Seconds West, a distance of 323.94 feet to a post.

Thence, North 77 Degrees 10 Minutes 18 Seconds West, a distance of 206.81 feet to an iron pin in the northeasterly corner of the Danny Tomlinson property (DB.421, PG.686, R.O.W.C.T.).

Thence, with the line of Tomlinson, North 79 Degrees 09 Minutes 20 Seconds West, a distance of 548.07 feet to an iron pin.

Thence, North 80 Degrees 13 Minutes 29 Seconds West, a distance of 575.88 feet to an iron pin in the northeasterly corner of the Ted Branner property (DB.825, PG.1, R.O.W.C.T.).

Thence, with the line of Branner, North 60 Degrees 29 Minutes 14 Seconds West, a distance of 70.25 feet to an iron pin.

Thence, North 79 Degrees 48 Minutes 43 Seconds West, a distance of 470.48 feet to an iron pipe.

Thence, South 07 Degrees 53 Minutes 01 Seconds West, a distance of 933.02 feet to an iron pin.

Thence, South 08 Degrees 33 Minutes 07 Seconds West, a distance of 195.58 feet to an iron pin.

Thence, North 79 Degrees 52 Minutes 20 Seconds West, a distance of 431.17 feet to an iron pin in the northeasterly corner of the Thomas Smith property (DB.432, PG.137, R.O.W.C.T.).

Thence, with the line of Thomas, North 83 Degrees 24 Minutes 25 Seconds West, a distance of 247.60 feet to an iron pin in the northeasterly corner of the Brenda Murphy property (DB.455, PG.232, R.O.W.C.T.).

Thence, with the line of Murphy, North 82 Degrees 00 Minutes 54 Seconds West, a distance of 161.52 feet to an iron pin in the northeasterly corner of the Zachary Lind property (DB.2167, PG.217, R.O.W.C.T.).

Thence, with the line of Lind, North 69 Degrees 26 Minutes 43 Seconds West, a distance of 32.35 feet to an iron pin.

Thence, South 87 Degrees 50 Minutes 53 Seconds West, a distance of 81.33 feet to an iron pin.

Thence, North 79 Degrees 33 Minutes 48 Seconds West, a distance of 300.98 feet to an iron pin in the southeasterly corner of the Mark Lind property (DB.1944, PG.1103, R.O.W.C.T.).

Thence, with the line of Lind, North 09 Degrees 52 Minutes 17 Seconds East, a distance of 211.16 feet to an iron pin in the southeasterly corner of the William Hall property (DB.1746, PG.1122, R.O.W.C.T.).

Thence, with the line of Hall, North 09 Degrees 36 Minutes 50 Seconds East, a distance of 756.48 feet to an iron pin.

Thence, North 84 Degrees 15 Minutes 24 Seconds West, a distance of 641.45 feet to an iron pin in the southeasterly corner of the David Lilly property (DB.2104, PG.992, R.O.W.C.T.).

Thence, with the line of Lilly, North 11 Degrees 15 Minutes 01 Seconds East, a distance of 303.62 feet to an iron pin in the southeasterly corner of the Ryan Antonicello property (DB.1991, PG.1609, R.O.W.C.T.).

Thence, with the line of Antonicello, North 12 Degrees 09 Minutes 59 Seconds East, a distance of 27.10 feet to a t-post.

Thence, North 10 Degrees 51 Minutes 32 Seconds East, a distance of 46.67 feet to an iron pin.

Thence, North 81 Degrees 10 Minutes 21 Seconds West, a distance of 84.75 feet to a point.

Thence, North 81 Degrees 38 Minutes 10 Seconds West, a distance of 156.25 feet to an iron pin in the southeasterly corner of the Jeffery McGuire property (DB.1855, PG.1528, R.O.W.C.T.).

Thence, with the line of McGuire, North 16 Degrees 20 Minutes 37 Seconds East, a distance of 121.20 feet to a 18" Hickory.

Thence, North 77 Degrees 29 Minutes 23 Seconds West, a distance of 134.34 feet to an iron pin in the easterly right-of-way of Beckwith Road.

Thence, North 15 Degrees 46 Minutes 42 Seconds East, a distance of 24.69 feet to a point.

Thence, North 13 Degrees 29 Minutes 10 Seconds East, a distance of 66.37 feet to the POINT OF BEGINNING.

Said tract containing 211.74 acres or 9,223,382 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated August 14, 2023.

## **Tract 1 & 2**

A tract or parcel of land located in the 2nd Civil District of Wilson County, Tennessee and being bounded on the West by Howard, Rios, White, Blanton, Jones, Taylor, Gapen, Matthew Swindoll, Phillip Swindoll, and the easterly Right of Way of Bass Lane, on the North by Rinser, Dickens, Rogers, Wagner, Ross, and the southerly Right of Way of Lebanon Road, on the East by Fuqua Family Trust, and on the South by Marks, Brown and the remaining lands of the Tracy Lawrence property and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Bass Lane, said pin being the Northwest corner of the Phillip Swindoll property (DB.1614, PG.15, R.O.W.C.T.) and the most westerly corner of the property herein described, also being 25 feet from the centerline of Bass Lane. Said pin being THE POINT OF BEGINNING.

Thence, with the easterly margin of aforementioned road, North 16 Degrees 23 Minutes 45 Seconds East, a distance of 181.42 feet to a point.

Thence, North 13 Degrees 07 Minutes 26 Seconds East, a distance of 64.51 feet to a point.

Thence, North 10 Degrees 59 Minutes 20 Seconds East, a distance of 156.71 feet to an iron pin. Said pin being the Southwest corner of the Gloria Rinser property (DB. 1987, PG.1400, R.O.W.C.T.) and the Northwest corner of the property herein described.

Thence, leaving the easterly margin of road, with the line of Rinser, South 89 Degrees 03 Minutes 10 Seconds East, a distance of 164.22 feet to an iron pin.

Thence, South 80 Degrees 02 Minutes 07 Seconds East, a distance of 205.98 feet to an iron pin.

Thence, South 44 Degrees 37 Minutes 52 Seconds East, a distance of 20.31 feet to an eighteen-inch hackberry tree.

Thence, South 83 Degrees 46 Minutes 47 Seconds East, a distance of 698.54 feet to an iron pin.

Thence, North 81 Degrees 22 Minutes 17 Seconds East, a distance of 983.25 feet to an iron pin. Said pin being a common corner of the Rinser property and the Anita Dickens property (DB.1924, PG.443, R.O.W.C.T.) and the property herein described.

Thence with the line of Dickens, South 78 Degrees 21 Minutes 09 Seconds East, a distance of 485.87 feet to a wooden fence post. Said post being a common corner of the Dickens property and the Cynthia Rogers property (DB.2086, PG.2274, R.O.W.C.T.) and a point on line of the property herein described.

Thence, with the line of Rogers, South 78 Degrees 16 Minutes 48 Seconds East, a distance of 347.28 feet to a wooden fence post.

Thence, South 83 Degrees 10 Minutes 28 Seconds East, a distance of 288.17 feet to an iron pin.

Thence, North 08 Degrees 37 Minutes 07 Seconds East, a distance of 841.62 feet to an iron pin. Said pin being a common corner of the Rogers property and the Rodney Wagner property (DB.1181, PG.2199, R.O.W.C.T.) and a point on line of the property herein described.

Thence, with the line of Wagner, South 81 Degrees 35 Minutes 06 Seconds East, a distance of 455.54 feet to an iron pin. Said pin being a common corner of the Thomas M. Ross, Jr. property (DB.805, 2157, R.O.W.C.T.) and the property herein described.

Thence, with the line of Ross, Jr., North 08 Degrees 38 Minutes 04 Seconds East, a distance of 1091.12 feet to an iron pin set in the southerly margin of Lebanon Road. Said pin being the Northeast corner of the Ross, Jr. property and the Northwest corner of the property herein described, also being 40 feet from the centerline of Lebanon Road.

Thence, with the southerly margin of aforementioned road, South 81 Degrees 22 Minutes 06 Seconds East, a distance of 674.58 feet to a point in the centerline of a creek. Said point being the Northwest corner of the Fuqua Family Trust property (DB.1643, PG.1769, R.O.W.C.T.) and the Northeast corner of the property herein described.

Thence, leaving the southerly margin of Lebanon Road, with the line of Fuqua Family Trust (centerline of creek), South 01 Degrees 34 Minutes 14 Seconds West, a distance of 109.76 feet to a point.

Thence, South 30 Degrees 52 Minutes 20 Seconds West, a distance of 43.56 feet to a point.

Thence, South 11 Degrees 56 Minutes 29 Seconds East, a distance of 63.60 feet to a point.

Thence, South 38 Degrees 37 Minutes 24 Seconds West, a distance of 36.21 feet to a point.

Thence, South 23 Degrees 30 Minutes 22 Seconds East, a distance of 64.24 feet to a point.

Thence, South 17 Degrees 26 Minutes 13 Seconds West, a distance of 36.65 feet to a point.

Thence, South 46 Degrees 08 Minutes 17 Seconds West, a distance of 133.92 feet to a point.

Thence, South 61 Degrees 55 Minutes 13 Seconds West, a distance of 141.30 feet to a point in the centerline of creek.

Thence, leaving said creek, South 33 Degrees 40 Minutes 06 Seconds West, a distance of 124.22 feet to a point.

Thence, South 14 Degrees 55 Minutes 34 Seconds West, a distance of 402.59 feet to an iron pin.

Thence, North 86 Degrees 43 Minutes 41 Seconds East, passing a witness pin at 266.02 feet, a total distance of 276.31 feet to a point in the centerline of creek.

Thence, with the centerline of said creek, South 01 Degrees 53 Minutes 11 Seconds East, a distance of 65.45 feet to a point.

Thence, South 11 Degrees 25 Minutes 36 Seconds East, a distance of 70.05 feet to a point.

Thence, South 08 Degrees 27 Minutes 55 Seconds West, a distance of 58.25 feet to a point.

Thence, South 04 Degrees 17 Minutes 37 Seconds East, a distance of 343.30 feet to a point.

Thence, South 13 Degrees 07 Minutes 04 Seconds East, a distance of 52.54 feet to a point.

Thence, South 14 Degrees 58 Minutes 04 Seconds West, a distance of 90.40 feet to a point.

Thence, South 37 Degrees 16 Minutes 56 Seconds West, a distance of 87.99 feet to a point.

Thence, South 03 Degrees 28 Minutes 33 Seconds West, a distance of 43.38 feet to a point.

Thence, South 39 Degrees 30 Minutes 46 Seconds West, a distance of 110.60 feet to a point.

Thence, South 74 Degrees 04 Minutes 40 Seconds West, a distance of 71.36 feet to a point.

Thence, South 34 Degrees 45 Minutes 32 Seconds West, a distance of 45.52 feet to a point in the centerline of creek.

Thence, leaving said creek, North 86 Degrees 42 Minutes 06 Seconds West, passing a witness pin at 12.19 feet, a total distance of 334.30 feet to an iron pin.

Thence, South 07 Degrees 32 Minutes 51 Seconds West, a distance of 400.41 feet to a fourteen-inch hackberry tree.

Thence, South 08 Degrees 20 Minutes 09 Seconds West, a distance of 755.46 feet to an iron pin.

Thence, North 79 Degrees 50 Minutes 12 Seconds West, a distance of 409.68 feet to an iron pin.

Thence, South 07 Degrees 55 Minutes 58 Seconds West, a distance of 313.82 feet to an iron pin.

Thence, South 08 Degrees 37 Minutes 31 Seconds West, a distance of 381.74 feet to an iron pin.

Thence, South 80 Degrees 52 Minutes 15 Seconds East, a distance of 448.12 feet to an iron pin.

Thence, South 08 Degrees 06 Minutes 52 Seconds West, a distance of 463.09 feet to an iron pin.

Thence, South 06 Degrees 12 Minutes 33 Seconds West, a distance of 715.36 feet to an iron pin.

Thence, South 08 Degrees 12 Minutes 47 Seconds West, a distance of 923.79 feet to an iron pin. Said pin being a common corner of the Fuqua Family Trust property and the Samuel Marks property (DB.429, PG.947, R.O.W.C.T.) and the Southeast corner of the property herein described.

Thence, with the line of Marks, South 83 Degrees 59 Minutes 59 Seconds West, a distance of 127.16 feet to a wooden fence post.

Thence, North 81 Degrees 23 Minutes 22 Seconds West, a distance of 242.45 feet to an iron pin. Said pin being a common corner of the Samuel Marks property and the Jeff Brown property (DB.2127, PG.190, R.O.W.C.T.) and a point on line of the property herein described.

Thence, with the line of Brown, North 22 Degrees 25 Minutes 32 Seconds West, a distance of 1305.78 feet to an iron pin.

Thence, North 24 Degrees 49 Minutes 27 Seconds East, a distance of 30.68 feet to an iron pin.

Thence, North 80 Degrees 33 Minutes 13 Seconds West, a distance of 523.89 feet to an iron pin.

Thence, South 26 Degrees 05 Minutes 33 Seconds West, a distance of 313.11 feet to an iron pin. Said pin being a common corner of the Jeff Brown property and the remaining lands of the Tracy L. Lawrence property (DB.443, PG.83, R.O.W.C.T.) and a point on line of the property herein described.

Thence, severing the lands of Lawrence, North 57 Degrees 54 Minutes 41 Seconds West, a distance of 150.62 feet to an iron pin. Said pin being a common corner of the remaining lands of the Lawrence property and the Robert Howard property (DB.414, PG.298, R.O.W.C.T.) and the Southwest corner of the property herein described.

Thence, with the line of Howard, North 08 Degrees 14 Minutes 25 Seconds East, a distance of 286.30 to an iron pin. Said pin being a common corner of the Robert Howard property and Ricardo Rios property (DB.1464, PG.849, R.O.W.C.T.) and a point on line of the property herein described.

Thence, with the line of Rios, North 08 Degrees 09 Minutes 35 Seconds East, a distance of 214.88 feet to an iron pin. Said pin being a common corner of the Ricardo Rios property and John White property (DB.395, PG.492, R.O.W.C.T.) and a point on line of the property herein described.

Thence, with the line of White, North 08 Degrees 12 Minutes 20 Seconds East, a distance of 209.91 feet to an iron pin. Said pin being a common corner of the John White property and Janice Blanton property (DB.395, PG.498, R.O.W.C.T.) and a point on line of the property herein described.

Thence, with the line of Blanton, North 08 Degrees 47 Minutes 56 Seconds East, a distance of 353.78 feet to a t-post.

Thence, North 11 Degrees 07 Minutes 24 Seconds East, a distance of 55.51 feet to an iron pin. Said pin being a common corner of the Janice Blanton property and Jack Jones property (DB.848, PG.2385, R.O.W.C.T.) and point on line of the property herein described.

Thence, with the line of Jones, North 09 Degrees 17 Minutes 16 Seconds East, a distance of 262.64 feet to an iron pin. Said pin being a common corner of the Jack Jones property and Debra Taylor property (DB.1167, PG.2126, R.O.W.C.T.) and a point on line of the property herein described.

Thence with the line of Taylor, North 08 Degrees 51 Minutes 40 Seconds East, a distance of 101.12 to an iron pin. Said pin being a common corner of the Debra Taylor property and Chad Gapen property (DB.2120, PG.1086, R.O.W.C.T.) and a point on line of the property herein described.

Thence, with the line of Gapen, North 09 Degrees 28 Minutes 21 Seconds East, a distance of 194.01 feet to an iron pin. Said pin being a common corner of the Chad Gapen property and Matthew Swindoll property (DB.2094, PG.693, R.O.W.C.T.) and a point on line of the property herein described.

Thence, with the line of Swindoll, North 09 Degrees 24 Minutes 08 Seconds East, a distance of 325.91 feet to an iron pin. Said pin being a common corner of the Matthew Swindoll property and Phillip Swindoll property (DB.1614, PG.15, R.O.W.C.T.) and a point on line of the property herein described.

Thence, with the line of Phillip Swindoll, North 09 Degrees 21 Minutes 20 Seconds East, a distance of 300.00 feet to an iron pin set.

Thence, North 79 Degrees 09 Minutes 02 Seconds West, a distance of 2248.86 feet to THE POINT OF BEGINNING.

Said tract containing 191.70 acres or 8,350,118 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated July 15, 2022.