

## EXHIBIT "A"

SITUATED In District No. Eight (8) of Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin marking the intersection of the north right of way line of Murphy Road with the east right of way line of Tazewell Pike; thence from said point of beginning and with the east right of way line of Tazewell Pike with the arc of a curve to the left, said curve having a radius of 985.68 feet, an arc distance of 150.04 feet, a chord bearing of North 8 deg. 19 min. East and a chord distance of 149.90 feet to an iron pin; thence continuing with said right of way line, North 3 deg. 58 min. East, 161.30 feet to an iron pin; thence continuing with said right of way line and with the arc of a curve to the right, said curve having a radius of 851.95 feet, an arc distance of 4.68 feet, a chord bearing North 4 deg. 07 min. East and a chord distance of 4.68 feet to an iron pin; thence leaving said right of way line and with the line of Ridenour, North 74 deg. 26 min. East, 17.26 feet to an iron pin; thence with the line of Ridenour and with a fence the following two calls and distances: South 6 deg. 49 min. West, 89.51 feet to an iron pin; South 62 deg. 28 min. East, 149.73 feet to an iron pin in the west right of way line of Old Tazewell Pike; thence with said right of way line, South 18 deg. 01 min. West, 203.81 feet to an iron pin, said iron pin marking the intersection of said right of way line of Old Tazewell Pike with the north right of way line of Murphy Road; thence with said right of way line of Murphy Road, North 72 deg. 58 min. West, 113.90 feet to an iron pin marking the point of beginning.

THERE IS EXCEPTED out of this conveyance those lands being conveyed to the State of Tennessee more particularly described as follows:

BEGINNING at a point in the existing North R.O.W. of Murphy Road and the existing East R.O.W. of Tazewell Pike; thence the following courses: (1) with the existing East R.O.W. of Tazewell Pike North 5 deg. 20 min. 46 sec. East 44.50 feet; (2) along a curve to the left having a radius of 30.00 feet, an arc length of 42.68 feet and a chord bearing and distance of South 35 deg. 24 min. 32 sec. East 39.17 feet; (3) South 76 deg. 09 min. 50 sec. East 16.65 feet; (4) along a curve to the right having a radius of 449.26 feet, an arc length of 74.51 feet; and a chord bearing and distances of South 71 deg. 24 min. 45 sec. East 74.73 feet; (5) South 15 deg. 02 min. 46 sec. West 12.78 feet; and (6) with the existing Northeast R.O.W. of Murphy Road North 75 deg. 56 min. 14 sec. West 113.90 feet to the point of beginning, containing 0.049 acre, more or less.

BEING the same property conveyed to Lisa Cohen, unmarried and Larry W. Helton, unmarried, as tenants in common with right of survivorship by Warranty deed from Dennis W. Hill, unmarried of record in Instrument No. 201811150030744 Register's Office for Knox County, Tennessee, dated November 13, 2018 and recorded on November 15, 2018.

BEING the same property conveyed to Christopher W. May, Jr. and Brianna M. Eblen from Lisa Cohen, an unmarried woman and Larry W. Helton, an unmarried man by Warranty Deed dated the 8th day of July, 2024, filed of record in Instrument No. 202407110001884, in the Register's Office for Knox County, Tennessee.