Exhibit A

224 S Elmwood Street
Knoxville, TN 37914
Tax ID: 082FK023

SITUATED in District No. One (1) of Knox County, Tennessee, within the 14th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot No. 39, RAMBO AND JACKS HIGHLAND PARK ADDITION to Knoxville, Tennessee, as shown on map of same of record in Plat Cabinet A, Slide 200D (aka Map Book 6, Page 69), in the Register's Office for Knox County, Tennessee, said lot fronting 50 feet on the East side of Elmwood Street, and is more particularly described as follows:

BEGINNING at a stake in the east line of Elmwood Street at a point distant southerly 300 feet from the point of intersection on the east line of Elmwood Street with the south like of Gleason Place, said beginning point being the southwest corner of Lot No. 40; thence eastwardly at right angles to Elmwood Street, 160 feet to a stake in the west line of a 15 foot alley; thence southerly along the west line of said alley and parallel with Elmwood Street, 50 feet to a stake; thence westwardly parallel with first line, 160 feet to a stake in the east line of Elmwood Street; thence northerly along the east line of Elmwood Street; 50 fee to the place of Beginning, and being improved with dwelling bearing City No. 224 Elmwood Street.

BEING the same property conveyed to Donald W. Haire, Unmarried from Michael A. Smith,unmarried by Warranty Deed dated March 13, 2025, recorded as _____, in the Register's Office of Knox County, Tennessee.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

SUBJECT TO all Restrictions, Covenants, Reservations, and Minimum Building Setback Lines and Ingress and Egress Easements and installation and maintenance of Utility and Drainage facilities as stated on recorded plat of record, if applicable, and all amendments thereto recorded, and further to any matter and/or condition which would be disclosed by a current and accurate survey or inspection of the property herein described.

SUBJECT TO all Notes, Matters, Restrictions, Agreements, Covenants, Easements, Setback Lines, Right-of-Ways and all other Conditions of record in the Register's Office for Knox County, Tennessee.