Exhibit "A"

Being all of Lot No. 50, on the plan of Mockingbird Hill, according to plat and survey appearing of record in Plat Book 1, page 34, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jeremy M Espinoza and Camden M Espinoza, husband and wife, by Deed from Robert J. Schneider and Tamela Gray, dated September 1, 2023, appearing of record in Record Book 2377, page 1708, of the Register's office of Rutherford County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Deed Book 119, page 303; Drainage Easement across southern lot line as shown on Plat Book 1, page 34; and to any and all matters shown on said plat and survey of record in Plat Book 1, page 34; all of said Register's Office.

(0823-123.PFD/0823-123/20)