



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**FIDELITY NATIONAL TITLE INSURANCE
COMPANY**

By:

Michael J. Nolan
President

ATTEST:

Marjorie Nemzura
Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and
- f. Schedule B, Part II-Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Birthright Title, LLC
Issuing Office: 2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.:
Issuing Office File No.: 25-16346
Property Address: 2600 Hillsboro Rd, Brentwood, TN 37027-5414
Revision No.:

SCHEDULE A

1. Commitment Date: November 14, 2025 at 08:00 AM
2. Policy to be issued:
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: JP Morgan Chase Bank, N.A. (Dallas, Texas), as Trustee of the Serenity Trust, as to Tract 1, and Serenity Trust, as to Tract 2.
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

BIRTHRIGHT TITLE, LLC

By: _____

**Tammy Duncan, Title Agent (615)
288-4599**

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SCHEDULE B, PART I - Requirements

Commitment No.:

File No.: 25-16346

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:
2. Deed From JP Morgan Chase Bank, N.A. (Dallas, Texas), as Trustee of the Serenity Trust, as to Tract 1, and Trustee(s) of Serenity Trust, as to Tract 2, to The Proposed Insured Owner describing the property set out in Schedule A.
3. Deed of Trust from The Proposed Insured Owner in favor of .
4. Payment of the full consideration to, or to the account of, the grantors or mortgagors.
5. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors and materialmen are all paid.
7. Taxes for the year 2025: Map/Parcel 013-009.00
Williamson County: \$ 407.00; Due and Payable.

Taxes for the year 2025: Map/Parcel 013-009.03 (Water Tank Site)
Williamson County: \$ _ Utility Taxes Not Available. Please contact the Trustee for amount and status.
8. The Land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
10. We must be furnished with a copy of the proper resolutions of JP Morgan Chase Bank, N.A. (Dallas, Texas), authorizing the proposed sale; or in the event that the signatory will be an agent of JP Morgan Chase Bank, N.A. (Dallas, Texas), we must be provided with the proper documentation establishing the agent's authority to sign.
11. We must be furnished with the trust agreement for the Serenity Trust and all amendments thereto, and any encumbrance must be made in compliance with the terms of said agreements. In addition, we must be furnished with the proof of the identity of the current Trustee(s) authorized to bind said Trust.

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SCHEDULE B
(Continued)

Commitment No.:

File No.: 25-16346

12. If construction, demolition, or the delivery of materials therefore has occurred on the land within the last 120 days, we require satisfactory compliance with the Tennessee Notice of Completion statute, including the recordation of a proper Notice of Completion, notice to appropriate parties, the running of the applicable claim period, and the satisfactory resolution of any claims submitted in accordance therewith, prior to closing.
13. NOTE: The Company shall not be liable under this TSR until it receives a designation for a Proposed Insured Owner, acceptable to the Company. The Company may amend this TSR after the designation of the Proposed Insured.
14. NOTE: Please be advised that you will need to obtain Over Limit Approval in the normal manner and our delivery of this Title Search Report does not constitute such approval.
15. NOTE: If the above requirements include a deed of trust(s) to be satisfied and released and such referenced deed of trust (mortgage) is a Home Equity Line of Credit, Open End Deed of Trust or other Credit Line, the Company also requires the following: The Settlement/Escrow Agent must send a written authorization in behalf of the mortgagor to the Lender, in addition to the payoff check/wire, instructing the Lender to close said account and issue no more checks or drafts since the payoff was quoted.

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SCHEDULE B
(Continued)

Commitment No.:

File No.: 25-16346

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
2. Rights or claims of parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and section 67-5-603 et seq. dealing with any improvements completed after January 1 and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.
8. Taxes for the year 2025, a lien due and payable, but not delinquent.
9. Application for Greenbelt Assessment -Forest of record in Book 7177, Page 973, in the Register's Office for Williamson County, Tennessee. NOTE: The Land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
10. Highway Deeds of record in Book 71, Page 236, Book 73, Page 95, Book 73, Page 96 and Book 1505, Page 543, in the Register's Office for Williamson County, Tennessee.
11. Rights to use of spring together with right of ingress and egress thereto reserved in deed of record in Book 87, Page 472, in the Register's Office for Williamson County, Tennessee.
12. Declaration of Taking in favor of USA of record in Book 674, Page 949, as confirmed by Judgment of record in Book 713, Page 348, in the Register's Office for Williamson County, Tennessee.
13. Easements created in Deed and Agreed Order of Possession of record in Book 2155, Page 142, in the Register's Office for Williamson County, Tennessee.

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SCHEDULE B
(Continued)

Commitment No.:

File No.: 25-16346

14. Landscape Buffer of record in Book 3215, Page 190, Register's Office for Williamson County, Tennessee.
15. TVA Transmission line crossing the subject property as referenced in the deed of record in Book 4238, Page 24, Register's Office for Williamson County, Tennessee.
16. Easement Agreement of record in Book 4672, Page 12, in the Register's Office for Williamson County, Tennessee.
17. Right of Way Easement in favor of Middle Tennessee Electric Membership Corporation of record in Book 4996, Page 751, in the Register's Office for Williamson County, Tennessee.
18. Agreement for Dedication of Public Utilities Easement of record in Book 7890, Page 658, in the Register's Office for Williamson County, Tennessee.
19. Right of Way of Hillsboro Road a/k/a U.S. 431 a/k/a S.R. 106.
20. Title to that portion of the property embraced within the bounds of any graves or graveyard, with all rights of ingress egress thereto.
21. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
22. Subject to the flow of any creeks, streams, or branches across subject property.
23. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

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EXHIBIT A

Commitment No.:

File No.: 25-16346

Tract 1:

Land located on the east side of State Route 106 in Williamson County, Tennessee and based on the survey of J. Alan Cummings of Crawford Land Surveying, Inc. dated December 11, 2006, last revised April 4, 2007, and being more particularly described as follows:

Beginning at an iron pin set in the easterly margin of Hillsboro Road (U.S.431, S.R.106), said pin being the Southwest corner of the herein described tract; Thence, with said margin the following ten (10) calls: Thence, with a curve concave to the east, having a radius of 2252.00 feet, a central angle of 1 degrees 27 minutes 39 seconds, being subtended by a chord which bears North 19 degrees 26 minutes 22 seconds East a distance of 57.41 feet, an arc length of 57.42 feet to an existing highway monument; Thence, North 37 degrees 20 minutes 21 seconds East, a distance of 80.77 feet to an existing highway monument; Thence, North 31 degrees 50 minutes 20 seconds East, a distance of 243.07 feet to an existing highway monument; Thence, North 28 degrees 39 minutes 38 seconds East, a distance of 203.84 feet to an iron pin set; Thence, North 36 degrees 57 minutes 37 seconds East, a distance of 364.24 feet to an iron pin set; Thence, North 28 degrees 36 minutes 17 seconds East, a distance of 75.66 feet to an iron pin set; Thence, North 36 degrees 11 minutes 59 seconds East, a distance of 95.29 feet to an iron pin set at the beginning of a curve tangent to said line; Thence, with said curve to the right, having a radius of 7,579.44 feet and a central angle of 7 degrees 41 minutes 13 seconds; being subtended by a chord which bears North 40 degrees 02 minutes 35 seconds East a distance of 1016.12 feet, an arc length of 1016.88 feet to an iron pin set; Thence, North 46 degrees 04 minutes 36 seconds West, a distance of 20.00 feet to an iron pin set at the beginning of a curve concave to the Southeast; Thence, with said curve, having a radius of 7,000.00 feet, a central angle of 2 degrees 27 minutes 24 seconds and being subtended by a chord which bears North 45 degrees 19 minutes 26 seconds East 300.12 feet, an arc length of 300.15 feet to an iron pin set; Thence, leaving said margin South 13 degrees 18 minutes 11 seconds East, a distance of 74.05 feet to an iron pin found in the westerly line of Edward Bright, et ux, of record in Deed Book 325, page 242, R.O.W.C.; Thence, along or near the lines of Bright the following four (4) calls: South 05 degrees 57 minutes 08 seconds West, a distance of 229.09 feet to an iron pin set; Thence, South 01 degrees 30 minutes 31 seconds West, a distance of 113.66 feet to an iron pin set; Thence, South 05 degrees 56 minutes 44 seconds East, a distance of 262.58 feet to an iron pin set; Thence, North 89 degrees 15 minutes 44 seconds East, a distance of 602.48 feet to an iron pin set; Thence, with the line of Richard T. and Anne L. Sale, of record in Deed Book 4005, page 919, R.O.W.C., South 49 degrees 16 minutes 30 seconds East, a distance of 262.35 feet to an iron pin set; Thence, continuing with Sale and thence with David and Lynda Huseman, of record in Deed Book 4005, page 923, R.O.W.C., and thence with Wang Fu Quin and Yan Xia Zhong of record in Deed Book 4005, page 921, R.O.W.C. South 51 degrees 23 minutes 37 seconds East, a distance of 495.47 feet to an iron pin set; Thence, continuing with Quin and Zhong South 49 degrees 16 minutes 25 seconds East, a distance of 271.33 feet to an iron pin set; Thence, with the line of William Cecil Price of record in Deed Book 4005, page 917, R.O.W.C. South 70 degrees 33 minutes 53 seconds East, a distance of 594.49 feet to an iron pin set; Thence, with Sunnyside Estates, Section Three, of record in Plat Book 5 page 67, R.O.W.C. the following twelve (12) calls: South 62 degrees 00 minutes 44 seconds East, a distance of 31.51 feet to an iron pin set; Thence, South 50 degrees 43 minutes 47 seconds East, a distance of 260.34 feet to an iron pin set; Thence, South 50 degrees 21 minutes 46 seconds East, a distance of 156.22 feet to an existing iron pin; Thence, South 39 degrees 22 minutes 10 seconds East, a distance of 258.12 feet to an existing iron pin; Thence, South 42 degrees 28 minutes 19 seconds East, a distance of 181.44 feet to an existing iron pin; Thence, South 49 degrees 17 minutes 18 seconds East, a distance of 125.38 feet to an iron pin set; Thence, South 58 degrees 27 minutes 24 seconds East, a distance of 137.15 feet to an iron pin set; Thence, South 56 degrees 55 minutes 16 seconds East, a distance of 187.19 feet to an iron pin set; Thence, South 67 degrees 07 minutes 29 seconds East, a distance of 169.60 feet to an iron pin set; Thence, South 75 degrees 08 minutes 41 seconds East, a distance of 189.03 feet to an iron pin set; Thence, South 81 degrees 58 minutes 23 seconds East, a distance of 141.21 feet to an iron pin set; Thence, North 86 degrees 50 minutes 27 seconds East, a distance of 169.76 feet to an existing iron pin; Thence, North 83 degrees 25 minutes 49 seconds East, a distance of 153.61 feet to an existing iron pin; Thence, along or near the line of Tennessee Botanical Garden and Fine Arts Center, Inc. of record in Deed Book 444, page 24, R.O.W.C., South 71 degrees 40 minutes 40 seconds East, a distance of 509.08 feet to a planted stone found; Thence, South 08 degrees 46 minutes 43 seconds West, a distance of 320.66 feet to an existing iron pin; Thence, along or

EXHIBIT A
(Continued)

Commitment No.:

File No.: 25-16346

near the line of Trust Partners, LLC, of record in Deed Book 1856, page 582, R.O.W.C., South 73 degrees 55 minutes 38 seconds West, a distance of 2848.71 feet to an existing iron pin; Thence, with a rock wall and along or near the line of the Williamson County Park Board, of record in Deed book 834, page 354, R.O.W.C., North 62 degrees 16 minutes 01 seconds West, a distance of 1500.56 feet to an iron pin found at the end of said rock wall; Thence, with the lines of Hunterwood Section 3A, of record in Plat Book 16, Page 80B, R.O.W.C., Hunterwood, Section Two, of record in Plat Book 15, page 27a, R.O.W.C., the following two (2) calls: North 39 degrees 41 minutes 53 seconds East, a distance of 494.43 feet to an iron pin set; Thence, North 72 degrees 18 minutes 27 seconds West, a distance of 1547.05 feet to an iron pin found; Thence, South 80 degrees 10 minutes 45 seconds East, a distance of 2.58 feet to an iron pin found; Thence, along or near the lines of Louise Locke Childress, of record in Deed Book 511, page 881, R.O.W.C., North 31 degrees 06 minutes 07 seconds East, a distance of 20.66 feet to an iron pin set; Thence, North 60 degrees 53 minutes 01 seconds West, a distance of 526.58 feet to the Point of Beginning.

Included in this description is that portion of the land conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Deed Book 2155, page 142, R.O.W.C., which is a 3.10 acre Water Tank Site and a fifty (50 feet) Access and Utility Roadway containing 32,250 square feet or 0.74 acres more or less, Excluding said Water Tank Site and roadway the remaining area is 8,844,150e square feet or 203.03 acres, more or less.

Being the same property conveyed to Remington PH Trust by General Warranty Deed from Scott Sohr, as to a fifty percent (50.0%) undivided interest and H. Preston Ingram, as to a fifty percent (50.0%) undivided interest of record in Book 4238, Page 24, Register's Office for Williamson County, Tennessee, dated April 16, 2007 and recorded on April 18, 2007.

Being the same property conveyed to JP Morgan Chase Bank, N.A. (Dallas, Texas), as Trustee of the Serenity Trust by Quitclaim Deed from Leslie W. McMahon, Trustee of the Remington PH Trust of record in Book 4657, Page 972, Register's Office for Williamson County, Tennessee, dated September 26, 2008 and recorded on October 14, 2008.
Tract 2:

A certain tract or parcel of land in Williamson County, Tennessee, being identified as a Water Tank Site, being shown on Exhibit A attached hereto, and described as follows:

Beginning at a pin in the Northerly side of an easement; Thence, leaving said easement line, North 75 degrees 29 minutes 33 seconds West 122 feet to an iron pin; Thence, continuing with said line, North 14 degrees 30 minutes 27 seconds East 450 feet to an iron pin; Thence, with said line, South 75 degrees 29 minutes 33 seconds East 300 feet to an iron pin; Thence, with said line, South 14 degrees 30 minutes 27 seconds West 450 feet to an iron pin; Thence, with said line, North 75 degrees 29 minutes 33 seconds West 178 feet to the point of beginning. Containing 135,000 square feet or 3.1 acres more or less. Said acreage is not warranted, but believed to be correct.

Access and Utility Roadway

A certain permanent easement, being identified as a 50-foot permanent Access and Utility Roadway, together with a 20-foot temporary construction easement on each side of and parallel to the permanent easement, being shown on Exhibit A attached hereto, the centerline of said 50-foot permanent easement being more particularly described as follows:

Beginning at a point being identified as "Point One Easement Two", being the Easterly side of Easement Two, 922 feet, more or less, Southwesterly of the most extreme Northwest corner of the subject property. Thence, extending in a Southeasterly direction 311 feet, more or less, to a point; Thence, extending in a Southeasterly direction 236 feet, more or less, to a point; Thence, extending in a Southeasterly direction 98 feet, more or less, to a point.
Being the same property conveyed to Serenity Trust by Limited Warranty Deed from Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 7890, Page 661, Register's Office for Williamson County, Tennessee, dated January 27, 2020 and recorded on February 13, 2020.