

Classic Country Land, LLC

DECLARATION OF COVENANTS AND RESERVATIONS

From: 7/1/2026

Property Name: Cedar Creek

LEGAL DESCRIPTION - Please see "Exhibit A"

SECTION I: The following reservations and restrictive covenants are imposed upon the Property all of which are to be construed as covenants running with the title to the Property and with every part thereof.

Classic Country Land, LLC intends to subdivide the property and sell the property in parcels and desires to protect the property from environmental harm and unpleasant living conditions.

The foregoing reservations and restrictive covenants are to run with title to the Property and shall be binding upon all parties and all persons owning any part of the Property and shall continue in force until 7/1/2056, and shall automatically be extended thereafter for successive periods of ten years, provided however, that the then-owners of two-thirds of the square feet of surface area contained in the Property may vote to change these reservations and restrictive covenants in whole or in part at any time.

If the owner or any person in possession of any part of the Property shall violate any of the reservations and restrictive covenants herein set forth, it shall be lawful for any other person owning any part of the Property to prosecute any proceedings at law or in equity against any person or persons violating any such reservations and restrictive covenants either to prevent the violation thereof, or to recover damages, or both. Invalidation of any of these reservations and restrictive covenants by judgment or court order shall in no wise affect any of the other restrictions and restrictive covenants all of which shall remain in full force and effect.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. No commercial activity is permitted, including but not limited to the growing, cultivation, manufacturing, warehousing, possession, sale, or distribution of marijuana or products containing marijuana for commercial purposes or in violation of applicable laws. One (1) greenhouse for personal use is allowed, provided it does not exceed 200 square feet (e.g., an 8'x24' greenhouse is 192 square feet). All uses shall comply with Tennessee State Building Codes and if applicable, Perry County Building and Zoning Department regulations and permitted uses. The property shall not be used for any commercial purpose, and no commercial activity shall be engaged in thereon.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Pets and Livestock: Farm animals are permitted with exceptions. Such animals shall not create a nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. For personal, non-commercial use only, no more than two (2) swine may be kept on any parcel at any given time.

A parcel may be used for ranching, including the keeping of horses and cattle, provided the parcel is properly fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted.

No more than three (3) dogs are permitted on any parcel. All animals must be securely contained within the boundaries of the property at all times and shall not be permitted to roam off the property.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Environmental Protection: Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Nuisance and Compliance: No nuisance or offensive activity shall be maintained, allowed, or permitted on the property, and no use thereof shall be made or permitted which may be noxious, offensive, or detrimental to health or the use of any surrounding property, or which will create or emit any objectionable, offensive, or noxious odors, dust, gases, fumes, or other such material, or which will in any manner violate any applicable zoning ordinance or other regulations. No activity on the property shall be in violation of any applicable laws.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes.

Should any road damage be incurred due to such use, the owners of said vehicles and/or equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

Additional Subdivision of Parcels: No parcel may be subdivided into more than 2 parcels without the express written consent of the Seller.

Covenant Violations: In the event of a violation, Classic Country Land, LLC will make reasonable attempts to contact the Owner by phone or email within five (7) days of the violation being identified. If the violation is not resolved within those 5 days, whether due to unsuccessful contact attempts or failure to cure following contact, written notice shall be provided via certified mail, return receipt requested. The Owner shall have fourteen (14) days from the date notice is mailed to fully remedy the violation. If the violation is not cured within said 14-day period, Classic Country Land, LLC reserves the right to pursue any and all remedies available at law or in equity, including but not limited to: injunctive relief to compel compliance, recovery of damages caused by the violation, and recovery of reasonable attorney fees and costs incurred in enforcement. Additionally, any neighboring owner of any part of the property shall have independent standing to pursue the same remedies against a violating owner.

SECTION II: The foregoing reservations and restrictive covenants are to run with the land until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

Residing on the Property: You agree not to take up residence on the property until you have completed a Residency Permit from Classic Country Land, LLC. You further agree to keep Classic Country Land, LLC apprised of your full-time address.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Tennessee State Building Codes and if applicable, Perry County Building and Zoning Department regulations and permitted uses. The property shall not be used for any commercial purpose, and no commercial activity shall be engaged in thereon.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Subleasing: You agree not to rent, lease, sublet, loan, or assign any part of this property for the duration of this Contract for Deed.

Pets and Livestock: Farm animals are permitted with exceptions. Such animals shall not create a nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. For personal, non-commercial use only, no more than two (2) swine may be kept on any parcel at any given time.

A parcel may be used for ranching, including the keeping of horses and cattle, provided the parcel is properly fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted.

No more than three (3) dogs are permitted on any parcel. All animals must be securely contained within the boundaries of the property at all times and shall not be permitted to roam off the property.

Utility/Water Installation: Any utility construction on a parcel shall be the Buyer's responsibility at the Buyer's sole expense. Any well drilled on a parcel will also be the Buyer's responsibility and sole expense. Well permits must be obtained from the county if required.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Septic Systems: If occupied by a residence; a septic system, composting system, a maintained portable toilet, or outhouse must be constructed in accordance with all federal, state, and local standards.

Environmental Protection and Cutting Timber: You agree not to cut or remove marketable timber (Any tree with a stump diameter of 16" and larger, no lower than 6" from ground level) from the property without the express written permission of Classic Country Land, LLC during the term of indebtedness. Should you violate this clause by cutting any tree or trees of stated size without permission, you agree to pay Classic Country Land, LLC not less than \$1,000 per tree cut. The beauty of the property is in the mixture of trees and open space. Trees having a stump diameter of 16" and larger, no lower than 6" from ground level may only be cut if the following conditions are met: a) are dead or dying or b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event, not more than twenty percent (20%) of any one parcel may be cut or cleared. Any timber cut from the property shall not be removed from the premises or sold for profit; including but not limited to logs, lumber, firewood, etc. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Nuisance and Compliance: No nuisance or offensive activity shall be maintained, allowed, or permitted on the property, and no use thereof shall be made or permitted which may be noxious, offensive, or detrimental to health or the use of any surrounding property, or which will create or emit any objectionable, offensive, or noxious odors, dust, gases, fumes, or other such material, or which will in any manner violate any applicable zoning ordinance or other regulations. No activity on the property shall be in violation of any applicable laws.

Hunting: Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from any of the access roads within the property. Please contact the State Wildlife Dept. for required licenses and seasons.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes. Should any road damage be incurred due to such use, the owners of said vehicles and/or equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

Additional Subdivision of Parcels: No parcel may be subdivided until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

Covenant Violations: In the event of a covenant violation, Classic Country Land, LLC will make reasonable attempts to contact the Owner by phone or email within five (7) days of the violation being identified. If the violation is not resolved within those 7 days, whether due to unsuccessful contact attempts or failure to cure following contact, written notice shall be provided via certified mail, return receipt requested. The Owner shall have fourteen (14) days from the date notice is mailed to fully remedy the violation. If the violation is not cured within said 14-day period, the Owner shall pay Classic Country Land, LLC \$25.00 per day beginning on day 15, and continuing each day thereafter until the violation is fully confirmed as cured to the satisfaction of Classic Country Land, LLC. Accrued daily fees shall be added to the Owner's account balance and shall be applied before any regularly scheduled contract payment. Failure to cure the violation may also constitute a default under the Contract for Deed and subject the Owner to the remedies set forth therein.

No deviation of any kind shall be permitted from these covenants unless written permission is granted from the Seller.

Exhibit "A"

BEGINNING at a point in the centerline of Treadwell Prong Road and being in the East line of David Edney as recorded in Deed Book D24, Page 708, Register's Office of Perry County, Tennessee, said point being the POINT OF BEGINNING; thence from the point of beginning and with the centerline of Treadwell Prong Road, the following 5 calls: North 67 degrees 18 minutes 28 seconds East, a distance of 25.13 feet; thence North 59 degrees 44 minutes 58 seconds East, a distance of 87.38 feet; thence North 65 degrees 10 minutes 13 seconds East, a distance of 74.23 feet; thence North 70 degrees 57 minutes 58 seconds East, a distance of 103.96 feet; thence North 77 degrees 25 minutes 38 seconds East, a distance of 48.18 feet to a point at the Northwest corner of Flowers Cemetery; thence with lines of Flowers Cemetery, the following 3 calls: South 15 degrees 20 minutes 39 seconds East, a distance of 53.35 feet to a 18-inch red oak; thence North 76 degrees 28 minutes 33 seconds East, a distance of 46.49 feet to a fence corner; thence North 13 degrees 20 minutes 18 seconds West, a distance of 52.55 feet to a point in the centerline of Treadwell Prong Road; thence with the centerline of Treadwell Prong Road, the following 19 calls: North 77 degrees 19 minutes 33 seconds East, a distance of 71.75 feet; thence South 88 degrees 36 minutes 04 seconds East, a distance of 71.66 feet; thence South 80 degrees 21 minutes 23 seconds East, a distance of 165.11 feet; thence with a curve to the left having a radius of 886.38 feet for a distance of 388.53 feet (Chord Bearing = North 86 degrees 40 minutes 21 seconds East, Chord Distance = 385.43 feet); thence North 72 degrees 09 minutes 33 seconds East, a distance of 338.21 feet; thence North 77 degrees 20 minutes 29 seconds East, a distance of 95.19 feet; thence North 81 degrees 59 minutes 09 seconds East, a distance of 626.13 feet; thence North 77 degrees 21 minutes 15 seconds East, a distance of 185.30 feet; thence with a curve to the right having a radius of 805.67 feet for a distance of 176.34 feet (Chord Bearing = North 80 degrees 29 minutes 27 seconds East, Chord Distance = 175.99 feet); thence South 88 degrees 23 minutes 39 seconds East, a distance of 33.66 feet; thence South 84 degrees 46 minutes 43 seconds East, a distance of 377.58 feet; thence South 77 degrees 46 minutes 46 seconds East, a distance of 67.67 feet; thence South 69 degrees 55 minutes 49 seconds East, a distance of 156.76 feet; thence South 85 degrees 25 minutes 23 seconds East, a distance of 109.53 feet; thence North 88 degrees 08 minutes 56 seconds East, a distance of 112.08 feet; thence North 83 degrees 39 minutes 11 seconds East, a distance of 317.27 feet; thence North 78 degrees 25 minutes 25 seconds East, a distance of 387.04 feet; thence North 65 degrees 54 minutes 36 seconds East, a distance of 98.44 feet; thence North 50 degrees 16 minutes 27 seconds East, a distance of 34.61 feet to a mag nail found at the Northwest corner of Robert Ethridge as recorded in Deed Book D35, Page 598, Register's Office of Perry County, Tennessee; thence with Ethridge, South 50 degrees 36 minutes 35 seconds East, passing an iron

pin found at 25.54 feet and continuing on for a total distance of 67.14 feet to a point in a ditch; thence with said ditch and continuing with lines of Ethridge, the following 40 calls: South 62 degrees 32 minutes 06 seconds East, a distance of 50.30 feet; thence North 82 degrees 26 minutes 50 seconds East, a distance of 34.74 feet; thence South 36 degrees 15 minutes 19 seconds East, a distance of 13.67 feet; thence South 81 degrees 25 minutes 05 seconds East, a distance of 39.31 feet; thence South 38 degrees 49 minutes 38 seconds East, a distance of 109.87 feet; thence South 70 degrees 20 minutes 11 seconds East, a distance of 64.69 feet; thence South 40 degrees 07 minutes 39 seconds East, a distance of 39.20 feet; thence South 48 degrees 55 minutes 39 seconds East, a distance of 170.72 feet; thence South 72 degrees 11 minutes 04 seconds East, a distance of 76.03 feet; thence North 85 degrees 56 minutes 56 seconds East, a distance of 66.61 feet; thence South 54 degrees 19 minutes 55 seconds East, a distance of 55.00 feet; thence North 85 degrees 03 minutes 13 seconds East, a distance of 54.27 feet; thence South 86 degrees 45 minutes 13 seconds East, a distance of 198.58 feet; thence South 65 degrees 20 minutes 25 seconds East, a distance of 34.36 feet; thence South 52 degrees 41 minutes 16 seconds East, a distance of 67.51 feet; thence South 62 degrees 19 minutes 13 seconds East, a distance of 134.18 feet; thence South 51 degrees 22 minutes 43 seconds East, a distance of 161.71 feet; thence North 79 degrees 52 minutes 03 seconds East, a distance of 93.54 feet; thence South 58 degrees 13 minutes 06 seconds East, a distance of 19.25 feet; thence South 10 degrees 43 minutes 44 seconds East, a distance of 40.92 feet; thence South 41 degrees 55 minutes 53 seconds East, a distance of 34.33 feet; thence South 84 degrees 06 minutes 20 seconds East, a distance of 75.25 feet; thence North 69 degrees 26 minutes 48 seconds East, a distance of 28.40 feet; thence South 74 degrees 28 minutes 55 seconds East, a distance of 64.80 feet; thence South 44 degrees 08 minutes 02 seconds East, a distance of 37.50 feet; thence South 63 degrees 40 minutes 11 seconds East, a distance of 30.28 feet; thence North 73 degrees 57 minutes 39 seconds East, a distance of 36.30 feet; thence South 51 degrees 15 minutes 43 seconds East, a distance of 45.75 feet; thence South 24 degrees 48 minutes 47 seconds East, a distance of 101.22 feet; thence North 87 degrees 39 minutes 04 seconds East, a distance of 120.25 feet; thence South 85 degrees 43 minutes 38 seconds East, a distance of 73.52 feet; thence South 69 degrees 22 minutes 40 seconds East, a distance of 40.05 feet; thence South 59 degrees 41 minutes 26 seconds East, a distance of 145.82 feet; thence South 50 degrees 36 minutes 41 seconds East, a distance of 129.91 feet; thence South 26 degrees 22 minutes 21 seconds East, a distance of 108.02 feet; thence South 41 degrees 08 minutes 43 seconds East, a distance of 86.37 feet; thence South 32 degrees 22 minutes 21 seconds East, a distance of 113.82 feet; thence South 33 degrees 07 minutes 27 seconds East, a distance of 86.53 feet; thence South 47 degrees 36 minutes 46 seconds East, a distance of 103.40 feet; thence South 57 degrees 19 minutes 05 seconds East, a distance of 140.82 feet to a 12-inch beech tree; thence continuing with lines of Ethridge, the following 2 calls: South 08 degrees 51 minutes 59 seconds West, a distance of 234.00 feet to an iron pin found; thence South 10 degrees 30 minutes 30 seconds East, a distance of 167.57 feet to an iron pin found in the North right of way of a 50-foot

wide easement; thence with the North right of way said easement, the following 7 calls: North 70 degrees 16 minutes 20 seconds East, a distance of 165.98 feet; thence North 85 degrees 22 minutes 01 second East, a distance of 142.94 feet; thence North 78 degrees 16 minutes 53 seconds East, a distance of 237.34 feet; thence South 88 degrees 56 minutes 17 seconds East, a distance of 90.36 feet; thence North 88 degrees 31 minutes 30 seconds East, a distance of 161.29 feet; thence South 71 degrees 18 minutes 51 seconds East, a distance of 36.60 feet; thence South 53 degrees 21 minutes 06 seconds East, a distance of 61.00 feet to a point in the West right of way of Highway 13; thence with the West right of way of Highway 13, the following 3 calls: South 13 degrees 40 minutes 25 seconds East, a distance of 51.86 feet; thence South 31 degrees 58 minutes 34 seconds East, a distance of 56.53 feet; thence South 25 degrees 38 minutes 03 seconds East, a distance of 145.21 feet to an iron pin found; thence with lines of a 150.95 acre tract, the following 29 calls: South 89 degrees 39 minutes 52 seconds West, a distance of 106.26 feet to a 4-inch dogwood; thence North 81 degrees 07 minutes 01 second West, a distance of 94.55 feet to a 14-inch poplar; thence South 66 degrees 00 minutes 46 seconds West, a distance of 222.13 feet to a 20-inch hickory; thence South 43 degrees 53 minutes 56 seconds West, a distance of 123.31 feet to a 6-inch poplar; thence South 25 degrees 04 minutes 12 seconds West, a distance of 304.08 feet to a 20-inch hickory; thence South 59 degrees 22 minutes 30 seconds West, a distance of 153.64 feet to a 18-inch poplar; thence South 62 degrees 01 minute 31 seconds West, a distance of 264.18 feet to a 20-inch poplar; thence South 78 degrees 59 minutes 15 seconds West, a distance of 83.90 feet; thence South 36 degrees 50 minutes 29 seconds West, a distance of 106.24 feet to a 24-inch maple; thence South 47 degrees 40 minutes 42 seconds West, a distance of 68.74 feet to a 8-inch beech in a ditch; thence with said ditch, the following calls: South 55 degrees 17 minutes 56 seconds West, a distance of 129.46 feet; thence South 63 degrees 16 minutes 52 seconds West, a distance of 175.44 feet; thence South 73 degrees 06 minutes 21 seconds West, a distance of 176.31 feet; thence South 82 degrees 04 minutes 37 seconds West, a distance of 68.69 feet; thence North 76 degrees 37 minutes 35 seconds West, a distance of 53.74 feet; thence South 65 degrees 54 minutes 23 seconds West, a distance of 107.75 feet; thence South 77 degrees 26 minutes 19 seconds West, a distance of 120.97 feet; thence South 87 degrees 25 minutes 08 seconds West, a distance of 151.52 feet; thence North 70 degrees 46 minutes 55 seconds West, a distance of 33.06 feet; thence North 86 degrees 02 minutes 00 seconds West, a distance of 48.80 feet; thence South 83 degrees 36 minutes 57 seconds West, a distance of 111.65 feet; thence North 70 degrees 24 minutes 34 seconds West, a distance of 91.14 feet; thence South 29 degrees 42 minutes 26 seconds West, a distance of 76.46 feet; thence South 79 degrees 04 minutes 12 seconds West, a distance of 113.53 feet; thence South 85 degrees 18 minutes 31 seconds West, a distance of 220.61 feet; thence South 52 degrees 53 minutes 25 seconds West, a distance of 228.89 feet; thence South 41 degrees 41 minutes 24 seconds West, a distance of 504.80 feet; thence South 49 degrees 45 minutes 01 second West, a distance of 140.58 feet; thence South 25 degrees 52 minutes 29 seconds West, a distance of 178.28 feet; thence on new lines through Consolidated Timberlands, the following 36

calls: North 41 degrees 47 minutes 13 seconds West, passing a 30-inch elm at 8.00 feet and continuing on for a total distance of 194.39 feet to an iron pin set in a ditch; thence with said ditch, the following calls: South 55 degrees 19 minutes 56 seconds West, a distance of 169.20 feet; thence South 74 degrees 13 minutes 00 seconds West, a distance of 84.96 feet; thence North 89 degrees 21 minutes 20 seconds West, a distance of 57.46 feet; thence North 77 degrees 37 minutes 37 seconds West, a distance of 104.30 feet; thence South 84 degrees 23 minutes 29 seconds West, a distance of 62.25 feet; thence North 74 degrees 30 minutes 48 seconds West, a distance of 105.65 feet; thence North 83 degrees 42 minutes 00 seconds West, a distance of 120.77 feet to an iron pin set in a ditch; thence leaving said ditch, the following calls: North 10 degrees 55 minutes 06 seconds East, a distance of 122.68 feet to an iron pin set; thence North 59 degrees 01 minute 35 seconds West, a distance of 363.75 feet to a 10-inch ironwood; thence North 63 degrees 10 minutes 41 seconds West, a distance of 173.71 feet to a 24-inch beech; thence North 87 degrees 22 minutes 33 seconds West, a distance of 163.79 feet to an iron pin set; thence North 60 degrees 07 minutes 01 second West, a distance of 303.86 feet to a 10-inch gum; thence North 38 degrees 54 minutes 34 seconds West, a distance of 199.55 feet to an iron pin set; thence North 53 degrees 51 minutes 03 seconds West, a distance of 611.49 feet to a 12-inch gum; thence North 66 degrees 29 minutes 25 seconds West, a distance of 201.46 feet to a 4-inch elm; thence North 09 degrees 12 minutes 11 seconds West, a distance of 106.67 feet to an iron pin set; thence North 67 degrees 35 minutes 01 second West, a distance of 451.23 feet to a 6-inch gum; thence North 39 degrees 59 minutes 55 seconds West, a distance of 129.53 feet to a 18-inch ash; thence North 64 degrees 50 minutes 02 seconds West, a distance of 408.11 feet to an iron pin set; thence continue Northwesterly along said line, a distance of 44.86 feet to a point in a ditch; thence with said ditch, the following calls: North 59 degrees 59 minutes 42 seconds West, a distance of 149.94 feet; thence North 53 degrees 52 minutes 08 seconds West, a distance of 83.62 feet; thence North 58 degrees 03 minutes 24 seconds West, a distance of 114.95 feet; thence North 69 degrees 05 minutes 03 seconds West, a distance of 146.19 feet; thence North 77 degrees 27 minutes 51 seconds West, a distance of 181.49 feet; thence North 59 degrees 05 minutes 16 seconds West, a distance of 113.63 feet; thence North 64 degrees 57 minutes 42 seconds West, a distance of 148.71 feet; thence North 75 degrees 37 minutes 10 seconds West, a distance of 91.42 feet; thence North 71 degrees 01 minute 24 seconds West, a distance of 101.31 feet; thence North 79 degrees 11 minutes 59 seconds West, a distance of 122.88 feet; thence North 71 degrees 58 minutes 55 seconds West, a distance of 69.08 feet; thence North 37 degrees 25 minutes 40 seconds West, a distance of 56.52 feet; thence North 03 degrees 32 minutes 27 seconds West, a distance of 73.71 feet; thence North 38 degrees 46 minutes 36 seconds West, a distance of 72.36 feet to a ditch intersection; thence North 29 degrees 30 minutes 10 seconds West, a distance of 77.77 feet to an iron pin set in the South line of Edney; thence with lines of Edney, the following 4 calls; North 77 degrees 20 minutes 22 seconds East, a distance of 159.52 feet to an iron pin set; thence North 07 degrees 57 minutes 00 seconds East, a distance of 623.87 feet to a fence corner; thence South 80 degrees 43 minutes 18 seconds East, a distance of 292.12 feet to a rock pile;

thence North 05 degrees 21 minutes 17 seconds East, passing a metal post found at 280.80 feet and continuing on for a total distance of 302.67 feet to the POINT OF BEGINNING, containing 422.80 acres, according to survey by Advanced Land Surveying, Inc., Michael R. Maness, R.L.S. #2127, 2000 Wilson School Road (P.O. Box 214), Henderson, TN 38340, dated October 1, 2021, Drawing #343.21.