

6.33 Acres (Tract 2)

The following described lot or parcel of land, situated and being in the 21 st civil district of Giles County, Tennessee, being bounded and described as follows: Beginning at a 1/2 inch rebar set and capped (Phillips 1994) on the east margin of Crooked Hill Road (18.1 feet from its center), said point being the southwest corner of the property herein described. Thence, leaving said fence and with a new division line, South $84\,^{\circ}24\,^{\circ}24\,^{\circ}$ West, a distance of 926.75 feet to the point of beginning and containing 6.33 acres. The above-described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecorded. The above-described property is a portion of that property described in d.b. $215~\rm pg.~654$, as recorded in the Deed of Register's Office of Giles County, Tennessee. I further state that the above-described survey is true and correct and meets or exceeds the minimum technical standards for the practice of land surveying in the State of Tennessee.

According to my survey, this day, August 11, 2025.

5.79 Acres (Tract 3) State of Tennessee County of Giles

The following described lot or parcel of land, situated and being in the 21st civil district of Giles County, Tennessee, being bounded and described as follows: Beginning at a 1/2 inch rebar set and capped (Phillips 1994) on the east margin of Crooked Hill Road (19 feet from its center), said point being the southwest corner of the property being herein described, said rebar being located, North 04 '53' '43" West, a distance of 210.99 feet from a magnetic nail set in the centerline intersection of Old Wright Road and said Crooked Hill Road.

Thence, from the point of beginning and with said margin, North 14°16'34" West, a distance of 106.03 feet, North 07°38'41" West, a distance of 70.37 feet, North 00°29'23" West, a distance of 66.44 feet, and North 01°36'02" East, a distance of 139.22 feet to a 1/2 inch rebar set and capped (Phillips 1994) on the east margin of sai Crooked Hill Road (18.1 feet from its center), being the northwest capper of the property berein described. Thence, leaving said margin and with a new division line, North 84°24'24" East, a distance of 926.75 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a wood fence post, being on the boundaries of the Danny Ray Lindsey property, ref. d.b. 388, pg. 461, same being the northeast corner of the property herein described.

Thence, with a new division line, same being a fence, South 73°22'01" West, a distance of 140.84 feet to a 8 inch hackberry tree, South 49°56'13" West, a distance of 32.49 feet to a twin elm tree, South 67°36'43" West, a distance of 56.49 feet to a 6 inch hackberry tree, South 71°23'42" West, a distance of 150.95 feet to a 8 inch hackberry tree, South 72°52'05" West, a distance of 200.61 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a wood fence post, and South 71°51'19" West, a distance of 296.51 feet to the point of beginning and containing 5.79 acres. The above-described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecorded.

I further state that the above-described survey is true and correct and meets or exceeds the minimum technical standards for the practice of land surveying in the State of Tennessee. According to my survey, this day, August 11, 2025.

23.02 Acres (Tract 6) State of Tennessee County of Giles

Beginning at a 1/2 inch rebar set and capped (Phillips 1994) on the east margin of Crooked Hill Road (18.1 feet from its center), said point being the northwest corner of a 35.04 acre tract, said point being the southwest corner of the property herein described. Thence, leaving said margin and with a new division line, South 86°46'08" East, a distance of 188.29 feet to a 1/2 inch rebar set and capped (Phillips 1994), being the southeast corner of said 2.57 acre tract, same being the southeast corner of a 3.40 acre tract, thence North 12°09'13" East, a distance of 319.14 feet to a 1/2 inch rebar set and capped (Phillips 1994), being the northeast corner of said 2.57 acre tract.

Thence, continuing with a new division line, North $14\,^42'\,16''$ East, a distance of 178.47 feet to a 1/2 inch rebar set and capped (Phillips 1994) in a fence.

Thence continuing with a new division line, but leaving said fence, South $53^{\circ}45^{\circ}33^{\circ}$ West, a distance of 133.04 feet to a 1/2 inch rebar set and capped (Phillips 1994) and North $29^{\circ}26^{\circ}55^{\circ}$ West, a distance of 78.21 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a wood fence post, said point being the northwest corner of the property herein described. Thence, continuing with a new division line, same being a fence, North 72'52'05" East, a distance of 200.61 feet to an 8 inch hackberry tree, North 71'23'42" East, a distance of 150.95 feet to a 6 inch hackberry tree, North 67'36'43" East, a distance of 56.49 feet to a twin elm tree, North 49'56'13" East, a distance of 32.49 feet to an 8 inch hackberry tree, North 73'22'01" East, a distance of 140.84 feet to a 1/2 inch rebar set and capped (Phillips 1994) near a 20 inch walnut tree, said point being on the boundaries of the Danny Ray Lindsay property, ref. d.b. 388 pg. 461, said point being the northeast corner of the property herein described.

Thence with said Lindsay property and with an established meandering fence line, South 26°37'46" East, a distance of 24.62 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a 6 inch cedar tree, South 20°49'01" West, a distance of 91.36 feet to a 6 inch hackberry tree, South 18°41'34" West, a distance of 160.73 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a 12 inch cedar tree, South 75°45'40" East, a distance of 261.09 feet to a metal fence post, South 76°17'28" East, a distance of 149.24 feet to a 10 inch walnut tree, South 79°29'12" East, a distance of 104.67 feet to a metal fence post, South 75°07'17" East, a distance of 193.17 feet to a metal fence post, South 74°10'32" East, a distance of 122.16 feet to a twin hickory tree, South 81°19'05" East, a distance of 133.20 feet to a metal fence post, South 79°19'51" East, a distance of 133.54 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a wood fence corner post, said point being on the west boundary line of the Richard A. Hunt, Jr. property, ref. d.b. 364 pg. 54, said point being the easternmost corner of the property herein described.

Thence with a new division line and leaving said fence, North 78°05'50" West, a distance of 1454.10 feet to the point of beginning and containing 23.02 acres. The above-described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecorded. The above-described property is a portion of that property described in d.b. 215 pg. 654, as recorded in the Deed of Register's Office of Giles County, Tennessee. I further state that the above-described survey is true and correct and meets or exceeds the minimum technical standards for the practice of land surveying in the State of Tennessee.

According to my survey, this day, August 11, 2025.

CROOKED HILL RD.

I, John G. Phillips a registered land surveyor in the state of Tennessee hereby certify that I have surveyed the following described property:

Thence, continuing with a new division line, but leaving said fence, South 29°26'55" East, a distance of 78.21 feet to a 1/2 inch rebar set and capped (Phillips 1994) and North 53°45'33" East, a distance of 133.04 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a wood fence post.

Thence, continuing with a new division line, same being a fence, South 71°46'24" East, a distance of 72.90 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a 14 inch hackberry tree and South 80°05'39" East, a distance of 98.71 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a wood fence post, being the northeast corner of the property herein described. Thence, continuing with a new division line, same being a fence, South $14\,^{\circ}54\,^{\circ}54\,^{\circ}$ West, a distance of 82.35 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a $14\,^{\circ}$ inch hackberry tree, and South $35\,^{\circ}28\,^{\circ}30\,^{\circ}$ East, a distance of 18.22 feet to a 1/2 inch rebar set and capped (Phillips 1994) in said fence.

Thence continuing with a new division line, but leaving said fence South 14*42'16" West, a distance of 178.47 feet to a 1/2 inch rebaset and capped (Phillips 1994), being the southeast corner of the property herein described. Thence, continuing with a new division line, North 78 *32 '28" West, a distance of 196.93 feet to a 1/2 inch rebar set and capped (Phillips 1994), South 81 *15 '34" West, a distance of 165.61 feet to a 1/2 inch rebar set and capped (Phillips 1994), and South 33 *10 '49" West, a distance of 186.84 feet to the point of beginning and containing 3.40 acres. The above-described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecorded.

The above-described property is a portion of that property described in d.b. $215~\rm pg.~654$, as recorded in the Deed of Register's Office of Giles County, Tennessee. irther state that the above-described survey is true and correc and meets or exceeds the minimum technical standards for the practice of land surveying in the State of Tennessee. According to my survey, this day, August 11, 2025.

35.04 Acres (Tract 7)

3.40 Acres (Tract 4)

The following described lot or parcel of land, situated and being in the 21 st civil district of Giles County, Tennessee, being bounded and described as follows: Beginning at a 1/2 inch rebar set and capped (Phillips 1994) on the east margin of Crooked Hill Road (17.9 feet from its center), said point being a corner of a 18.03 acre tract, said point being the southwest corner of the property herein described. Thence with said margin, North 13*13'20" East, a distance of 39.77 feet, North 03*23'20" East, a distance of 81.81 feet, North 09*43'34" West, a distance of 76.73 feet, North 19*49'22" West, a distance of 75.93 feet, North 24*54'46" West, a distance of 193.94 feet, North 22*51'27" West, a distance of 55.62 feet, North 16*59'10" West, a distance of 63.10 feet, North 08*59'30" West, a distance of 51.76 feet, North 06*24'08" West, a distance of 100.20 feet, North 05*02'13" West, a distance of 130.39 feet, North 03*52'46" West, a distance of 96.36 feet, and North 02*39'12" West, a distance of 36.97 feet to a 1/2 inch rebar set and capped (Phillips 1994) on the east margin of said Crooked Hill Road (18.1 feet from its center), said point being the northwest corner of the property herein described.

Thence with said Hunt property, same being an established meandering fence line, South 81°09'48" East, a distance of 89.67 feet to a 20 inch maple tree, South 69°58'28" East, a distance of 37.14 feet to an 8 inch hackberry tree, North 89°58'45" East, a distance of 55.92 feet to an 8 inch hackberry tree. South 82°03'15" East, a distance of 143.76 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a 48 inch walnut tree, said point being the northeast corner of the property herein described.

Thence continuing with the boundary of said Hunt property, same being an established meandering fence line, South 08°22'18" West, a distance of 91.81 feet to a 36 inch hackberry tree, South 10°07'24" West, a distance of 141.39 feet to a metal fence post, South 10°06'14" West, a distance of 127.57 feet to a 18 inch hackberry tree, and South 09°15'38" West, a distance of 195.60 feet to a 1/2 inch rebar found at a wood fence corner post, said point being a corner of the said Hunt property, said point being the northernmost corner of the David Hicks property, ref. d.b. 363 pg. 455.

Thence with said Hicks property, same being with an established meandering fence line, South 59°41'49" West, a distance of 174.91 feet to a metal fence post, South 60°31'03" West, a distance of 198.74 feet to a metal fence post, South 59°03'54" West, a distance of 196.12 feet to a 30 inch hickory tree, South 54°35'59" West, a distance of 168.89 feet to an 18 inch hickory tree, South 52°39'21" West, a distance of 185.95 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a 6 inch hackberry tree, being the southernmost corner of the property herein.

The above-described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecorded. The above-described property is a portion of that property described in d.b. 215 pg. 654, as recorded in the Deed of Register's Office of Giles County, Tennessee. I further state that the above-described survey is true and correct and meets or exceeds the minimum technical standards for the practice of land surveying in the State of Tennessee.

According to my survey, this day, August 11, 2025.

2.57 Acres (Tract 5)

I. John G. Phillips a registered land surveyor in the state of Tennessee hereby certify that I have surveyed the following described property:

Beginning at a 1/2 inch rebar set and capped (Phillips 1994) on the east margin of Crooked Hill Road (16.9 feet from its center), being the southwest corner of the property herein described, said rebar being located, South 24*10'52" East, a distance of 149.23 feet from the a magnetic nail set in the centerline intersection of Old Wright Road and said Crooked Hill Road.

Thence, leaving said margin and with a new division line, North 33°10'40" East, a distance of 186.84 feet to a 1/2 inch rebar set and capped (Phillips 1994), North 81°15'34" East, a distance of 165.61 feet to a 1/2 inch rebar set and capped (Phillips 1994), and South 78'32'28" East, a distance of 196.93 feet to a 1/2 inch rebar set and capped (Phillips 1994, being the northeast corner of the property herein described. Thence with said margin, North 16*14'06" West, a distance of 25.59 feet, North 33*27'38" West, a distance of 50.08 feet, North 62*18'26" West, a distance of 65.14 feet, North 71*15'33" West, a distance of 64.16 feet, North 61*40'43" West, a distance of 28.91 feet, and North 41*53'29" West, a distance of 37.62 feet to a 1/2 inch rebar set and capped (Phillips 1994) to the point of beginning of and containing 2.57 acres.

I further state that the above-described survey is true and correct and meets or exceeds the minimum technical standards for the practice of land surveying in the State of Tennessee.

According to my survey, this day, August 11, 2025.

18.03 Acres (Tract 8)

I. John G. Phillips a registered land surveyor in the state of Tennessee hereby certify that I have surveyed the following described

Beginning at a point on the east margin of Crooked Hill Road (18 feet from its center), said point being located, North 08°52 19 East, 282.59 feet from a magnetic nail set in the centerline intersection of Nancy Green Ridge Road and said Crooked Hill Road, said point being the northwest corner of the David Hicks property, ref. d.b. 363 pg. 455, said point being further described as being the southwest corner of the property being herein described.

The above-described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecorded. The above-described property is a portion of that property described in d.b. 215 pg. 654 and all of d.b. 242 pg. 948 as recorded in the Deed of Register's Office of Giles County, Tennessee.

According to my survey, this day, August 11, 2025.

BOUNDARY SURVEY FOR

HARRIS REAL ESTATE & AUCTION 3401 MALLORY LN. #100 FRANKLIN, TN. 37067

PROPERTY SURVEYED

1"=200 TERRY & MARIE WATKINS PROPERTY D.B. 242 PG. 948, D.B. 215 PG. 654 & D.B. 259 PG. 261 TAX MAP: #134 PARCEL: #19.00 & #19.01 21ST CIVIL DISTRICT, GILES COUNTY, TN. FB.NO. *

PHILLIPS LAND SURVEYING

28 OLD LINCOLN RD FAYETTEVILLE TN.37334

B.J.N. W. O. NO.

FLD.WRK

7-21-25

REVISED

X-XX-XX

SCALE:

PG. **

DRAWN B

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