





2772 Hidden Cove Road
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The following is a description of a portion of the Ollen J. Davis and Sandra L. Davis, Trustees property located on Wilson Road in the 2nd Civil District of Cumberland County, Tennessee. (Reference Book 1714 Page 1455 and (Book D464 Page 436) and Tax Map 49 Part of Parcel 4.03 and Plat Book PL 10 Page 617)

Beginning at a concrete monument being the northeastern corner of this described parcel located in the southern right-of-way of Wilson Road as well as being located S 87°41'40" E 53.77 feet from a water meter and furthermore being located N 49°45'41" E 230.99 feet from a GPS Base Point having State Plane Coordinates of Northing 629310.92 Easting 2241304.74; thence leaving Wilson Road and going with the Dennis and Ernestine Bilbrey property S 00°51'21" E 768.53 feet to a steel fence post; thence leaving Bilbrey and going with the Paul R. Porter and Shannon M. Porter property being the 3.44 Acre Lot on the James Davis Survey N 40°01'58" W 452.13 feet to a 28" poplar; thence continuing with the same S 43°39'22" W 251.38 feet to a ½" rebar (found); thence S 34°58'07" E 449.30 feet to a ½" rebar (found); thence S 70°58'11" E 222.84 feet to a steel fence post; thence leaving Porter and going with the Dennis Bilbrey and Ernestine Bilbrey property S 00°50'25" E 459.19 feet to a grader blade at a wood fence post; thence leaving Bilbrey and going with the ZWT Ranch, LLC property N 83°46'27" W 252.58 feet to a 40" white oak; thence continuing with the same N 82°01'10" W 78.47 feet to a ½" rebar (found); thence N 82°07'49" W 19.45 feet to a point in the Drowning Creek; thence continuing with ZWT Ranch, LLC and generally following the meanders of the said creek N 29°54'54" W 34.59 feet; thence N 37°12'08" W 81.94 feet; thence N 13°07'12" W 202.80 feet; thence N 23°51'34" W 203.03 feet; thence N 18°37'09" W 132.19 feet; thence N 37°09'51" W 48.77 feet to a point in the creek; thence leaving ZWT Ranch, LLC and Drowning Creek and going with the remainder of the Ollen J. Davis and Sandra L. Davis, Trustees property N 30°48'56" E 55.30 feet to a ½" pipe (set); thence continuing with the same N 30°48'56" E 918.42 feet to a ½" pipe (set); thence leaving Davis and going with the right-of-way of Wilson Road along a curve having an arc length of 95.65 feet, with a radius of 267.24 feet, and a chord of S 80°32'14" E 95.14 feet to the point of beginning being 10.45 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 13 October 2025.

Note: The above-described property is subject to a 50' non-exclusive right-of-way and easement from the south margin of Wilson Road providing ingress, egress and for the installation of utilities as noted in Book 1714 Page 1455 and Book 1697 Page 1681 and shown on Plat Book DB 1694 Page 301 as recorded in the Register's Office for Cumberland County, Tennessee.

