

NOTICE OF SALE

The Chancery Court for Shelby County, Tennessee (the “Court”), in case number CH-18-1198-3, the parties to which are Claudia Johnson, Trustee of the Cornelius F. Finnigan and Barbara J. Finnigan 2003 Revocable Trust A, South Beale Group LLC, Wilson Townhomes LLC, Elite Re Investments LLC and Revid Property Management LLC, having ordered the sale of certain real property described in the attached Exhibit A (the “Property”), and the Court having entered an order establishing procedures for the sale of the Property; and

Austin McMullen being designated by the Court as trustee (the “Trustee”) for the sale of the Property;

Now, therefore, Austin McMullen, as Trustee and not otherwise, pursuant to the orders of the Court, will, on

December 10, 2021

at 10:00 a.m. at the Guest House Hotel at Graceland, 3600 Elvis Presley Blvd., Memphis, Tennessee, sell, at public outcry and by online bidding platform ronramseyauctions.com, the Property which is described in the attached Exhibit A. Claudia Johnson, Trustee of the Cornelius F. Finnigan and Barbara J. Finnigan 2003 Revocable Trust A may credit bid at the sale up to the amount of the debt of South Beale Group LLC owed to Claudia Johnson, Trustee of the Cornelius F. Finnigan and Barbara J. Finnigan 2003 Revocable Trust A.

South Beale Group LLC, Elite Re Investments LLC and Revid Property Management LLC, may claim an interest relating to the Property pursuant to documents recorded at instrument number 16003082, instrument number 18074956, and/or instrument number 19038831, Shelby County Register of Deeds.

The Trustee, in order to accomplish the most advantageous sale, may postpone or adjourn the sale as provided by law and pursuant to the orders of the Court.

The sale of the Property shall be free and clear of all liens, claims, interests and encumbrances and there shall be no right of redemption or repurchase; provided, the sale shall be subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record, all zoning and subdivision restrictions of the appropriate governmental body, Shelby County and City of Memphis *ad valorem* taxes including any taxes resulting from supplemental,

revised or correction assessments pursuant to Tenn. Code Ann. § 67-5-603 et seq.

This 10th day of November, 2021

/s/ Austin McMullen
Austin McMullen
Bradley Arant Boult Cummings LLP
1600 Division St., Ste. 700
Nashville, Tennessee 37203
(615) 252-2307

EXHIBIT A

Being all of the W.M. Lyles Co. property as recorded in Instrument No. T7-1889 at the Shelby County Register's Office, City of Memphis, Shelby County, State of Tennessee being also recorded in Plat Book 50, Page 27 at said Register's Office and being part of the Harold tract in Lot 4 of the James LeMaster Subdivision, Memphis, Shelby County, Tennessee, being more particularly described as follows:

Beginning at a point (found iron pin w/cap) in the west line of Knight Road (as widened; 34 feet westwardly from the center line of Knight Road), a distance of 625.34 feet northwardly from the north line of Winchester Road (106 feet wide); said point of beginning being in the north line of the 4556 Winchester Road Holdings, LLC property described in deed of record as Instrument No. 06126185 at the Shelby County Register's Office, City of Memphis, Shelby County, State of Tennessee; thence departing from said west line with said north line, North 85°07'11" West a distance of 494.50' to the northwest corner of said 4556 Winchester Road Holdings, LLC property (found iron pin); thence with the west line of said property, South 04°18'23" West a distance of 36.38' to the northeast corner of the Church of Jesus Christ of Latter-Day Saints property described in deed of record Book 5312, page 269 at said Register's Office (found iron pin); thence departing from said west line along the north line of said Church of Jesus Christ of Latter-Day Saints property and the north line of the Shurgard-Freeman Memphis Properties, L.L.C. property described in deed of record as Instrument No. HJ-3561 at said Register's Office, North 85°00'50" West a distance of 1086.37' a point in the east line of the Sigmund Schwartz property described in deed of record as Instrument No. H1-9666 being the northwest corner of said Shurgard-Freeman Memphis Properties, L.L.C. property (found iron pin); thence along said east line, North 16°20'31" West a distance of 174.56' to a point in the east line of

Lot 1 of the Knightwood Subdivision, Section 'C' as recorded in Plat Book 43, page 5 at said Register's Office and being the north corner of said Schwartz property; thence with said east line of Lot 1, North 05°30'20" East a distance of 177.15' a point in the south right of way line of Wooddale Avenue (50' ROW), (found iron pin); thence with said south right of way line in a southeasterly direction along the arc of a non-tangent curve to the left having a radius of 260.57' (Long Chord = S85°06'11" E, 5.51') an arc length of 5.51' to a point of tangency; thence continuing with said south right of way line, South 85°42'34" East a distance of 892.90' to a point of curvature; thence continuing with said south right of way line in a southeasterly direction along the arc of a curve to the left having a radius of 1545.72' (Long Chord = S88°29'44"E, 152.28') an arc length of 152.34' to a point of reverse curvature; thence continuing along said south right of way line in a southeasterly direction along the arc of a curve to the right having a radius of 1495.72' (Long Chord = S88°29'44"E, 147.35') an arc length of 147.41' to a point of tangency; thence continuing along said south right of way line, South 85°29'09" East a distance of 413.46' to a point of curvature; thence in a southeasterly direction along the arc of a curve to the right having a radius of 25.00' (Long Chord = S40°49'38"E, 35.14') an arc length of 38.97' to a point on said west line of Knight Road; thence with said west line, South 03°49'53" West a distance of 310.47' to said point of beginning;

commonly known as 4505 Wooddale, Memphis, Tennessee.