Karen Johnson Davidson County
Batch# 1316694 DEEDWARR
08/29/2025 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,931.40
20250829-0069562

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-25-9545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgia Community Investments LLC	New Owner	
(NAME)	(NAME)	
1036 Hickory Hollow Road, lot 34	2823 Hartford Drive	127-12-0-033.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **James Jase Durard, Tracie Durard Irwin, Joel "Joey" Kestner, Kathryn "Kim" McDaniel, Michael Kline, D'Wayne Christians, Anita C. Elkins, Joey Elkins, Lynn Elkins Poteete, and Robert White**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Georgia Community Investments LLC, a Georgia Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34, on the Plan of Bellevue Manor, as of record in Book 3600, Pages 32 & 33, Register's Office, Davidson County, Tennessee.

Said Lot No. 34 fronts 124.0 feet on the northeasterly side of Hickory Hollow Road and extends back 429.60 feet on the southeasterly line and 388.63 feet on the northwesterly line to a dead line in the rear, measuring 130.65 feet thereon.

Being the same property conveyed to Elliott S. Kestner and wife, Ruth L. Kestner by Warranty Deed from Clarence Siegrist and wife, Bertha M. Siegrist of record in Book 4201, page 614, Register's Office for Davidson County, Tennessee, dated April 16, 1965 and recorded on May 18, 1965.

Being the same property conveyed to Harold Reeves, Trustee by Quitclaim Deed from Elliott S. Kestner and wife, Ruth L. Kestner of record in Book 7204, page 947, Register's Office for Davidson County, Tennessee, dated April 09, 1987 and recorded on April 16, 1987 and within the same deed the said Harold Reeves, Trustee conveyed his interest in the subject property to Elliott S. Kestner and wife, Doris Ruth Kestner. The said Doris Ruth Kestner subsequently died on July 15, 2024, thereby vesting ownership into Elliott S. Kestner as surviving tenant by the entirety. Elliott S. Kestner subsequently died testate on September 15, 2024, his Last Will and Testament duly admitted to probate in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 25P1273, thereby devising the subject property to Anita C. Elkins, Dwayne Lee Christians aka D'Wayne Christians, Joey Wayne Elkins aka Joey Elkins, Lynn Elkins Poteete, James Jase Durard aka James Durard, Jamie Kestner Carr, Joey Kestner aka Joel "Joey" Kestner, Kim Craig McDaniel aka Kathryn "Kim" McDaniel, Mike Kline aka Michael Kline, and Robert White. The said Jamie Kestner Carr having predeceased the said Elliott S. Kestner on September 12, 2024, thereby vesting her interest to her issues, Tracie Durard aka Tracie Durard Irwin and the said James Durard, as evidenced by that Affidavit of Heirship being recorded simultaneously herewith of record in Instrument No. 202508290069561, Register's Office for Davidson County, Tennessee.

The said D'Wayne Christians having been granted the authority to sign on behalf of all other vested owners pursuant to that Power of Attorney recorded in Instrument No. 20241202-0093236, Register's Office for Davidson County, Tennessee.

The subject property having never been the primary residence of any of the Grantors herein.

This is property more commonly known as 1036 Hickory Hollow Road, lot 34, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[The remainder of this page is left blank intentionally.
Signatures and Notary Acknowledgements appear on the following page.]

Witness my/our hand this 25 day of August, 2025.

James Jase Durard
D'Wayne Christians Attorney-In-Fact
James Jase Durard by D'Wayne Christians, his Attorney-In-Fact

Tracie Durard Irwin
D'Wayne Christians Attorney-In-Fact
Tracie Durard Irwin by D'Wayne Christians, Attorney-In-Fact

Joel Kestner
D'Wayne Christians Attorney-In-Fact
Joel "Joey" Kestner by D'Wayne Christians, Attorney-In-Fact

Kathryn McDaniel
D'Wayne Christians Attorney-In-Fact
Kathryn "Kim" McDaniel by D'Wayne Christians, Attorney-In-Fact

Michael Kline
D'Wayne Christians Attorney-In-Fact
Michael Kline by D'Wayne Christians, Attorney-In-Fact

D'Wayne Christians
D'Wayne Christians

Anita C. Elkins
D'Wayne Christians Attorney-In-Fact
Anita C. Elkins by D'Wayne Christians, Attorney-In-Fact

Joey Elkins
D'Wayne Christians Attorney-In-Fact
Joey Elkins by D'Wayne Christians, Attorney-In-Fact

Lynn Elkins Poteete
D'Wayne Christians Attorney-In-Fact
Lynn Elkins Poteete by D'Wayne Christians, Attorney-In-Fact

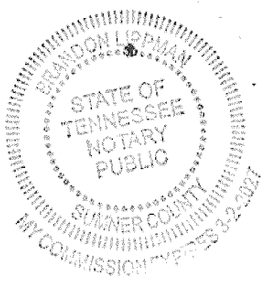
Robert White
D'Wayne Christians Attorney-In-Fact
Robert White by D'Wayne Christians, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~29th~~ 25th day of August, 2025, before me personally appeared D'Wayne Christians, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of August, 2025.

Notary Signature
My commission expires:

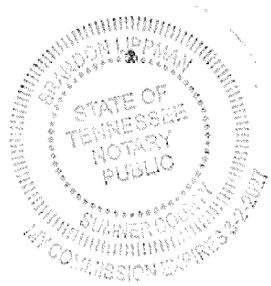


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named D'Wayne Christians, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for James Jase Durard, Tracie Durard Irwin, Joel "Joey" Kestner, Kathryn "Kim" McDaniel, Michael Kline, Anita C. Elkins, Joey Elkins, Lynn Elkins Poteete, and Robert White, and that this instrument was executed on behalf of the said James Jase Durard, Tracie Durard Irwin, Joel "Joey" Kestner, Kathryn "Kim" McDaniel, Michael Kline, Anita C. Elkins, Joey Elkins, Lynn Elkins Poteete, and Robert White for the purposes therein contained pursuant to a Specific Durable Power of Attorney being of record in Instrument No. 20241202-0093236 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 25 day of August, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 25, 2025**.

Date

Alli P

Affiant Signature

8/29/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County