Karen Johnson Davidson County
Batch# 1379129 DEEDWARR
02/11/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20260211-0010653

**WARRANTY DEED**

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-37027-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of Feb., 2026

NOTARY PUBLIC

My commission expires: 6-7th-29

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Madeline Daley Dew<br>1036 Hickory Hollow Road,<br>Nashville, TN 37221 | Same address as new owner | 127-12-0-033.00 |

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($660,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GEORGIA COMMUNITY INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MADELINE DALEY DEW AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

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

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 Georgia Community Investments LLC, a Georgia Limited Liability Company, from 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 by Warranty Deed dated August 25, 2025, and recorded August 29, 2025, in Instrument Number 20250829-0069562, said Register's Office.

Being the same property devised to Anita C Elkins, Dwayne Lee Christians, Joey Wayne Elkins, Lynn Elkins Poteete, Joey Kestner, Jamie Kestner Carr, Kim Craig McDaniel, James Jase DuRard, Mike Kline, and Robert White, by the Last Will and Testament of Elliott Spain Kestner filed August 21, 2025, in Case No. 25P1273, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

The said Jamie Kestner Carr having predeceased Elliott Spain Kestner, and her interest in subject property was vested in her heirs at law, being Tracie DuRard Irwin, and James Earle (Jase) DuRard. Reference is made to an Affidavit of Heirship of record in Instrument Number 20250829-0069561, said Register's Office.

Being the same property conveyed to Harold Reeves, Trustee, from Elliott S. Kestner and wife, Ruth L. Kestner, and further conveyed to Elliott S. Kestner and wife, Doris Ruth Kestner from Harold Reeves, Trustee, by Quitclaim Deed dated April 9, 1987, and recorded April 16, 1987, in Book 7204, Page 947, said Register's Office.

Further being the same property conveyed to Elliott S. Kestner and wife, Ruth L. Kestner from Clarence Siegrist and wife, Bertha M. Siegrist by Warranty Deed dated April 16, 1965, and recorded February 14, 1967, in Book 4102, Page 614, said Register's Office.

The said Ruth L. Kestner, also known as Doris Ruth Kestner, having died on July 15, 2024, predeceasing her husband Elliott Spain Kestner, who died on September 15, 2024.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is __unimproved _XX_ improved property, known as: 1036 Hickory Hollow Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of February, 2026

GRANTOR(S)

Georgia Community Investments, LLC, a Georgia Limited Liability Company

By: _____
Charles Walker, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, of said County and State, Charles Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Member of Georgia Community Investments, LLC, within named bargainor and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Member.

WITNESS my hand and seal, this the 6th day of Feb, 2026

_____
Notary Public

_____
Printed Notary Name

My commission expires: 12-24-29

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 6, 26 (date of document).

Jennifer Pennell

Feb 10, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 10, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal