



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
www.savannahga.gov/planning

26-000034-ZA (MAP)

**Rezoning (Map Amendment) and
Comprehensive Plan Future Land Use Map
Amendment Application**

JAN 06 2025



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV**. Applicants are requested to contact the MPC staff at 912.651.1440 and the City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

I. Subject Property

Street Address(es): 8501 Lyn Avenue
Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 20530 07028
Total acreage of the subject property: 0.25
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Residential

II. Action Requested

A. Type of Request.

- ☒ Rezoning (Zoning Map Amendment)
☒ Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

B. Application History. Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

☐ Yes ☒ No If yes, please provide the Plan/Permit File Number(s): _____

C. Rezoning Information.

Identify the existing zoning district(s) for the subject property: RSF-6
Proposed zoning district(s) for the subject property: OI-T
(Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)
List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.)
Services, general

**The petitioner will receive notification to obtain and post the Public Notice Sign(s)
from the City's Planning & Urban Design Office at least
15 DAYS PRIOR TO THE PLANNING COMMISSION and CITY COUNCIL MEETINGS.
Failure to timely post the signs shall result in the removal of the Petitioner's application
from the agenda.**

D. Comprehensive Plan Future Land Use Map Amendment.

Sections 5.5 through 5.17, subsection 2 of the Zoning Ordinance titled Comprehensive Plan Future Land Use Map (FLUM) Consistency list the permitted Future Land Use (FLU) Category(ies) for each Zoning District. Chapter 5 of the Chatham County-Savannah Comprehensive Plan lists and defines these categories. If the proposed Zoning District is not allowed within the current FLU Category designated for the property, a Comprehensive Plan FLUM Amendment is required. As part of the application review process, the Planning Commission and City will evaluate and determine if the proposed Zoning District requires a FLU Map Amendment.

What is the present Future Land Use Category designated for the property? Commercial-Neighborhood

What is the Future Land Use Category that allows the proposed Zoning District? _____

Division II, Part 8, Chapter 3, Article 5, Section 5.15 - Office and Institutional Districts

III. Rezoning Review Criteria

Office - Transition

Describe the purpose of the requested rezoning. Please refer to Sec. 3.5.8 for the review criteria that will be used when considering your petition. Clearwater Pools & Patios (currently operating at 1225 East Montgomery Crossroad), is looking to eliminate the retail portion of the business. The new location will be a small showroom for customers to select interior and border pool tiles, and travertine deck colors. The physical samples in the office/showroom will be minimal. The only supplies for the business kept at the location will be stored in an outdoor shed which is fully enclosed. The office will essentially be a location for Clearwater to handle accounting, receive mail/phone calls, keep company records, and serve as a customer consultation location. The use will not negatively impact the surrounding area, and is in line with current zoning. All parcels along Montgomery Crossroad in close proximity are zoned for non-residential uses. There are adequate public services available to the location.

Is the subject parcel located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport? ☐ Yes ☒ No

IV. Neighborhood Meeting

A neighborhood meeting is required as shown in Table 3.2-1, Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

Neighborhood Association: Unknown

Neighborhood President: _____

Method of Notification: Personal conversation with several neighbors - see attached statements

Date Notification Sent: _____

Date of Neighborhood Meeting: _____

Time of the Meeting: _____

Location of the Meeting: _____

Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____

Date of Planning Commission Meeting: _____

V. Property Owner Information

Name(s): Elizabeth A. Tootle New

Registered Agent: _____

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 9966 Pinpoint Avenue

City, State, Zip: Savannah, Georgia 31406

Telephone: [REDACTED] Fax: _____
E-mail address: [REDACTED] _____

VI. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____
Registered Agent: _____
(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VII. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Craig A. Call

Firm or Agency: Scheer, Montgomery & Call, P.C.

Address: 8 East Liberty Street

City, State, Zip: Savannah, Georgia 31401

Telephone: [REDACTED] Fax: _____

E-mail address: [REDACTED] _____

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building, Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E. State St, Savannah, GA, 31401 (Located at the State Street Garage)

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN)
20530 07028

Craig A. Call (Agent Name) of Scheer, Montgomery & Call, P.C. (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): Elizabeth A. Tootle New

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Elizabeth A. Tootle New
Signature(s)

1-6-2026
Date

Witness Signature Certificate

State of Georgia

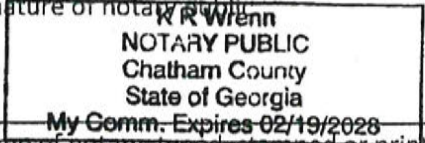
County of Chatham

Signed or attested before me on 1-6-2026
Date

by Elizabeth A. Tootle New
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☒ Personally Known or ☐ Produced Identification Type of ID _____

KRLLR
Signature of notary public

(Name of notary, typed, stamped or printed)
Notary Public State of Georgia
My commission expires: 2-19-2028

IX. Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution

Elizabeth A. Tootle New
Signature of Petitioner or Petitioner's Agent

Elizabeth A. Tootle New 1-6-2026
Printed Name Date

X. Application Fee

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

- ☒ Rezoning/Comprehensive Plan Amendment: \$3,500.00 + \$50.00 per acre
☐ Planned Development: \$1,100 + \$155.00 per acre

XI. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- ☒ Part I. Subject Property
☒ Part II. Action Required
☒ Part III. Rezoning Review Criteria Form
☒ Part IV. Neighborhood Meeting
☒ Part V. Property Owner Information
☐ ☒ Part VI. Petitioner Information
☒ ☐ Part VII. Agent
☒ ☐ Part VIII. Letter of Authorization
☒ Part IX. Disclosure of Campaign Contribution Form
☒ Part X. Application Fee
☒ Part XI. Complete Application Checklist
☒ Part XII. Certified Application (Signed application)
☒ Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
☒ Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).
☐ ☒ Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

XII. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.

Elizabeth A. Jootle New
Signature of Petitioner or Petitioner's Agent

Elizabeth A. Jootle New 1-6-2026
Printed Name Date

<u>Parcel</u>	<u>Address</u>	<u>Owner</u>
1	502 E Montgomery Crossroad	Hudson Creek Capital, LLC
2	504 E Montgomery Crossroad	Rushing Two LLC
3	506 E Montgomery Crossroad	Rushing Two LLC
4	21 Weiner Drive	Randall & Alison Kiene
5	23 Weiner Drive	William & Shakia Parker
6	24 Weiner Drive	An Esoteric Design LLC
7	8503 Hurst Avenue	Ronnie Royal
8	8502 Hurst Avenue	ED Costner LLC
9	8506 Hurst Avenue	Charles & Anne Smith
10	8508 Hurst Avenue	Patrice Huffman
11	8510 Hurst Avenue	Woodward Properties LLC
12	8505 Lyn Avenue	Ashley / Alesheia Jackson
13	8507 Lyn Avenue	James & Carol Howard
14	8509 Lyn Avenue	Joseph Myers
15	8511 Lyn Avenue	Yolima McGalliard
16	8502 Lyn Avenue	601 Montgomery Crossroads LLC
17	8506 Lyn Avenue	Angela Anderson
18	8508 Lyn Avenue	Megan Nelson
19	8510 Lyn Avenue	Julia Williams
20	8512 Lyn Avenue	Sandnes Donald
21	8501 Clarke Avenue	Karon P Hall Inc
22	8505 Clarke Avenue	Raymond & Marlene Iler
23	8507 Clarke Avenue	Joan Holmes
24	8509 Clarke Avenue	Ghanshawn & Cheryl Beharry

* vacant
lot

25	8505 Hurst Ave	Sharon & Gary Gill
26	8507 Hurst Ave	Jennifer A. Dilas*
27	8512 Hurst Ave	Madeline Stanford

8501 LYN AVE, SAVANNAH, 31 X
Show search results for 8501...
MEI, CR...

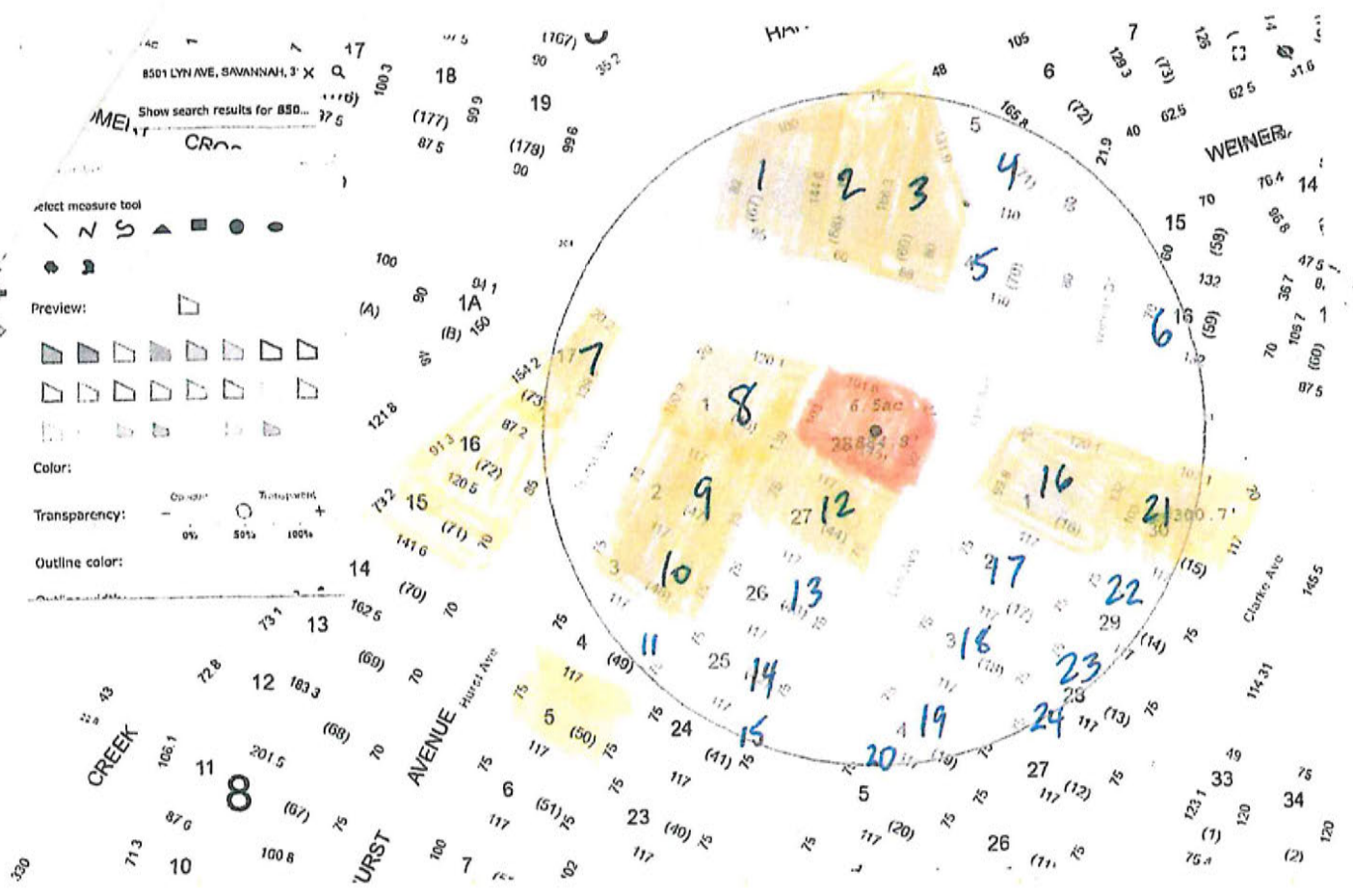
select measure tool

Preview:

Color:

Transparency: 0% 50% 100%

Outline color:



To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 502 E. Montgomery Crossroads
Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed: _____

Print: _____

Date: _____

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 504 E. Montgomery Crossroads, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed:  _____

Print: Thomas Rushing

Date: 10/31/25

** owns 504 & 506 E. Montgomery
Crossroads*

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 506 E. Montgomery Crossroads, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed: 

Print: Thomas Rushing

Date: 10/31/25

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 8503 HURST AVE, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed: Barbara Royal

Print: Barbara Royal

Date: 10/30/25

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 8502 Hurst Avenue, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed:

Elizabeth Costner

Print:

ELIZABETH COSTNER

Date:

10/30/25

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 8506 Hurst Ave, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed:

Charles Smith

Print:

Charles Smith

Date:

Oct. 30 2025

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 8508 Hurst, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed:

Patricia C. Huff

Print:

Patrice C Huffman

Date:

10/30/2025

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 8505 Lyn Avenue, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed:

Jessica McCarthy

Print:

Jessica McCarthy

Date:

11/4/2025

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 8502 Lyn Avenue, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed: 

Print: Austin Hill for 601 Mont XR LLC

Date: November 10, 2025

Dear MRC and whom it may concern:

We have owned 8502 Lyn Avenue for over 35 years and for quite some time as SIT without incident. We fully support and know the business owner of 8501 Lyn Avenue and believe they will be great stewards of the property as well. Thank you for your consideration.

Austin Hill for 601 Mont XR LLC

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 8501 Clarke Ave.
Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed: 

Print: Matthew R Hall

Date: 11/06/2025

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 0505 Hurst Avenue, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed: Gary + Sharon Gill

Print: Gary + Sharon Gill

Date: 10-30-2025

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 8507 Hurst Ave, Savannah, GA 31406, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed: Jennifer A. Dilas

Print: Jennifer A. Dilas

Date: 10/30/25

To Whom it May Concern:

RE: Rezoning request for 8501 Lyn Avenue

I am the owner or occupier of 851.2 Hurst Ave. 31406, Savannah, Georgia, within the general vicinity of 8501 Lyn Avenue. I am submitting this letter in support of the rezoning request for 8501 Lyn Avenue from residential single family to office institutional transitional. The properties along Montgomery Crossroad are already the same zoning and are currently operating as commercial uses. This property being rezoned to allow the proposed small office use fits within the general neighborhood and will be a nice addition.

Signed: MSF

Print: Madeline Stanford

Date: 10/30/25



Property Boundaries (Parcels): 8501 LYNN AVE

Property Address: 8501 LYNN AVE
 Print Property Record Card →
 PRC Link:
 Parcel ID (PIN): 20530 07028
 View Directions →
 Navigation:
 Owner Name: KESSLER TOMMY E & BRENDA G*
 Estimated Zoning: RSF-6 – Residential Single-family-6
 Estimated Floodzone: X
 Calculated Acreage: 0.25
 Local Historic District: N/A
 Aldermanic District: SAV 4
 County Commission District: 1
 Elementary School: White Bluff Elementary School
 Middle School: Myers Middle School
 High School: Jenkins High School
 Sale Price: \$0
 Sale Date: 4/19/2005, 8:00 PM

[Zoom to](#)





Loading...

0 20 40ft

Site Analysis

Select area of interest:

Start Over

Closest Address

Buffer Distance

0 Miles

8501 Lyn Ave
Savannah, Georgia 31406

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE STATE OF GEORGIA, COUNTY OF CHATHAM, AND BEING KNOWN AND DESIGNATED AS LOT 45, LYNHURST SUBDIVISION, AS SHOWN ON THAT CERTAIN MAP OR PLAN OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, SUBDIVISION MAP BOOK "A", FOLIO 255. SAID MAP OR PLAN IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF FOR A MORE ACCURATE DESCRIPTION OF THE METES, BOUNDS, AND DIMENSIONS OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY CONTAINING IMPROVEMENTS THEREON COMMONLY KNOWN AS 8501 LYN AVENUE, SAVANNAH, GEORGIA 31406.

BK 3721 PG 363 - 364

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

WARRANTY DEED

THIS INDENTURE, made this 14th day of July, 2025, between TOMMY E. KESSLER and BRENDA G. KESSLER, as party of the First Part, ("Grantor"), and ELIZABETH A. TOOTLE NEW, as party of the Second Part, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, their heirs, successors, and assigns, in fee simple, together with every contingent remainder and right of reversion, in the following described tract or parcel of land, to wit:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE STATE OF GEORGIA, COUNTY OF CHATHAM, AND BEING KNOWN AND DESIGNATED AS LOT 45, LYNHURST SUBDIVISION, AS SHOWN ON THAT CERTAIN MAP OR PLAN OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, SUBDIVISION MAP BOOK "A", FOLIO 255. SAID MAP OR PLAN IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF FOR A MORE ACCURATE DESCRIPTION OF THE METES, BOUNDS, AND DIMENSIONS OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY CONTAINING IMPROVEMENTS THEREON COMMONLY KNOWN AS 8501 LYN AVENUE, SAVANNAH, GEORGIA 31406.

TO HAVE AND HOLD the said described premises together with all and singular the rights, members, appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and of the said Grantees, their heirs, successors and assigns forever, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion.

The Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power, and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charged, changed impaired, or defeated and Grantor will forever WARRANT and DEFEND the said premises against the lawful claims of all persons whomsoever.

Subject, however, to all restrictions, permitted exceptions, and easements of record.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

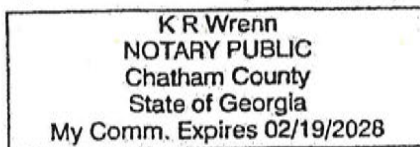

TOMMY E. KESSLER, Grantor

Signed, sealed, and delivered
in the presence of:


Witness

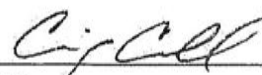
Sworn to and subscribed before me
this 14 day of July, 2025.


Notary Public
My Commission Expires: 02-19-2028




BRENDA G. KESSLER, Grantor

Signed, sealed, and delivered
in the presence of:


Witness

Sworn to and subscribed before me
this 14 day of July, 2025.


Notary Public
My Commission Expires: 02-19-2028
[AFFIX NOTARIAL SEAL]

