



Joseph Meredith Davis

December 7, 1942 - February 16, 2022

Mr. Joseph "Joe" Meredith Davis, 79, of Newnan, GA passed away February 16, 2022, peacefully at home surrounded by his family. He was born December 7, 1942, in Atlanta GA, commemorating the first-year anniversary of Pearl Harbor, to the late David Meredith Davis & Rosemond Carter Davis. Joe grew up in Atlanta, GA and was a graduate of Southwest High School. Following in his father's patriotic footsteps, he served in the U.S. Army. Known for his maverick style and brilliant entrepreneurial spirit, Joe launched a successful commercial real-estate company Jodaco in the early 1970's. He had unique talent of finding properties that were undervalued and seeing their future potential. Business leaders and friends would marvel at his visionary ability.

Throughout his career, he conducted mergers and acquisitions across Atlanta and Newnan from Peachtree Street to the historic downtown Newnan square where his office sits overlooking the old courthouse.

He enjoyed looking out his office window at the activity on the square, listening to the courthouse bell ring, feeding the birds on his window seal, and smoking cigars as he architected deals.

"Joe was a wonderful friend and business partner. I think it's funny how some people would find him intimidating because he had a heart of gold. He was always ready to help his tenants during challenging times to make sure they could take care of their families," said John Graham, owner and broker of Graham & Arthur, LLC. "He will be greatly missed."

As a longtime resident of Newnan, he loved the historic small-town feel, sense of community and quality of life that resonated through the city and was proud to call it home.

Joe Davis' legacy will continue to burn brightly as his torch is now passed to his family who he deeply loved.

The funeral will be held on Thursday, February 24, 2022, at 6:00 p.m. at McKoon Funeral Home, 38 Jackson Street, Newnan, GA 30263, with Dr. Ike Reighard officiating. The visitation will be between 4pm and 5:45pm.

Condolence can be expressed online at www.mckoon.com.

Survivors include wife Lona Rose Davis of Newnan, GA; daughter Joely Davis Parish of Sharpsburg, GA, daughter Meredith Davis Zonsius of Peachtree City, GA; daughter Rachel Marie Cottone of Atlanta, GA; grandson Landon Davis Zonsius of Peachtree City, GA.

McKoon Funeral Home & Crematory (770) 253-4580

Previous Events

Visitation

FEB **24**. 4:00 PM - 5:45 PM (ET)

McKoon Funeral Home
38 Jackson Street
Newnan, GA 30263

Funeral Service

FEB **24**. 6:00 PM - 7:00 PM (ET)

McKoon Funeral Home Chapel
38 Jackson Street
Newnan, GA 30263

Tribute Wall



“ *McKoon Funeral Home & Crematory created a Webcast in memory of Joseph Meredith Davis*



McKoon Funeral Home & Crematory - February 24, 2022 at 02:31 PM

CA

A beautiful service. It captured Joey's life and humor. I'm thankful I was able to participate from a far. My love goes to Lona, Rachel, Meredith and Joley. Hugs, Catherine Santana

Catherine Santana Anderson - February 24, 2022 at 06:44 PM



“ *McKoon Funeral Home & Crematory created a Tribute Video in memory of Joseph Meredith Davis*



McKoon Funeral Home & Crematory - February 24, 2022 at 09:34 AM



“ *Divine Peace Bouquet was purchased for the family of Joseph Meredith Davis.*



February 24, 2022 at 07:16 AM



“ *Serene Retreat was purchased for the family of Joseph Meredith Davis.*



February 23, 2022 at 02:59 PM



“ *Sean & Gilbert Yeremyan purchased the Simply Elegant Spathiphyllum for the family of Joseph Meredith Davis.*



Sean & Gilbert Yeremyan - February 22, 2022 at 09:45 AM

SY

“ Joe has been my landlord for 22 years. Back in 1999 he decided to have me and my brother as his tenant in his very well located store in midtown (Gilbert's)

We have been very thankful to Joe ever since then. He changed our lives by letting us be in this location which resulted in opening many other restaurants in GA. He believed in hard work and commitment. That's why he chose us to be his tenant instead of others with much more experience and money.

I am very saddened to hear about his passing. He was a great man and business person. I will miss him and honor him for the rest of my life.

God Bless him and his family. Prayers....

Sean Yeremyan

sean yeremyan - February 22, 2022 at 09:43 AM



“ So much love ❤️



Rachel Marie - February 21, 2022 at 10:30 PM

MC

“ Mark and Tracie Camp purchased the Loving Lilies and Roses Bouquet for the family of Joseph Meredith Davis.



Mark and Tracie Camp - February 21, 2022 at 01:46 PM



“ *Linda Kee purchased the Magnificent Life Spray for the family of Joseph Meredith Davis.*



Linda Kee - February 21, 2022 at 11:04 AM



“ *Joe was a mentor, a friend and a spot of constant encouragement to me for the last 20 years. He was always there to give me advice, tell me he was proud of me, or brag on my collards 😂. I will miss him terribly. Lona and Rachel, we have been through so much and you know we are always here no matter what you need. Joe put up with all our antics over the years and I know he is at peace knowing we will take care of each other (and that we are too old to get into too much trouble)!*

Love you both!

Linda Kee, Matt, Brianna and Cole

Linda Kee - February 21, 2022 at 10:58 AM



Y'all are trouble

Rachel Marie - February 21, 2022 at 10:12 PM

AT

My condolences to the family in this very difficult time. Joely, his daughter, is my best friend from high school and beyond. She looked up to her father and his entrepreneurial skills. She even followed in his footsteps in creating her own business. Mr Davis will continue to inspire her. I know his legacy will be alive in his daughter's future work. May love and light be with the family at this moment. Wishing you all strength and courage.

Kindest regards,

Allison Wilson Traumat

Allison Wilson Traumat - February 23, 2022 at 03:48 AM

YF

“ *Your Gas South Family purchased the Vivid Recollections for the family of Joseph Meredith Davis.*



Your Gas South Family - February 21, 2022 at 10:47 AM



“ *Peaceful White Lilies Basket was purchased for the family of Joseph Meredith Davis.*



February 21, 2022 at 10:26 AM

LD

“ <https://m.youtube.com/watch?v=2i43aAn2rq8>

Lona Davis - February 20, 2022 at 11:55 PM



Rachel Marie - February 21, 2022 at 10:13 PM



“ *Basket of Memories was purchased for the family of Joseph Meredith Davis.*



February 20, 2022 at 02:18 PM



“ *Sentiments of Serenity Spray was purchased for the family of Joseph Meredith Davis.*



February 20, 2022 at 12:12 PM



“ *Joe, my landlord for almost 23 years, has been an extremely important person in my life, and I am shaken with his loss. Joe helped launch my restaurateur career by trusting me, a fresh immigrant. He taught me how to be a good tenant and eventually a good landlord myself. He was an awesome businessman who had no time for non-sense. While he may have appeared stern, his big heart was always evident. He will be truly missed by me and my family. I will cherish his memory for the rest of my life and stay appreciative for what he has done for me. See you on the other side, Joe. My prayers are with you for your beautiful heart's peaceful transition. Wishing Lona and the rest of the family serenity and patience in their grieving. May God's hand be upon you.*

Gilbert Yeremian

Gilbert Yeremian - February 20, 2022 at 12:07 PM



“ *Simply Elegant Spathiphyllum was purchased for the family of Joseph Meredith Davis.*



February 19, 2022 at 08:50 PM



“ *Where do I start, Joe was one of a kind, always there for me when I needed him and one day I ask him for a job working at Fairburn Liquor Store and we became friends something I will always cherish. We were friends and co-workers and I was the sister he never had back then. Joe was such a wonderful Man! Lona and girls, I 'm so sorry for your loss. My prayers for all of y'all. Gail Brazier*

Gail S. Brazier - February 19, 2022 at 03:36 PM



“ *I became friends with Joe thru riding motorcycles.*

So many Sundays we would all meet outside on the deck at American Pie.

One day a friend I had not seen in a while came over to me¹ and said she wanted to meet the tall man next to the rail...none other than Joe Davis and she was, of course, Lona. They wrre obviously attracted to each other at once and the rest you know.

Those were certainly fun days.

Lona, I am thinking of you.

Judy Cohen

Judy Cohen - February 19, 2022 at 11:25 AM



“ *I met Joe in the 70's & for 50 yrs he was a friend who could always be counted on.*

Don Dorough aka Hot Body aka Hots

Hot's Don - February 19, 2022 at 09:11 AM



“ *Love's Journey was purchased for the family of Joseph Meredith Davis.*



February 18, 2022 at 03:18 PM