This instrument is prepared by:
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Nashville, TN 37219

Karen Johnson Davidson County
Batch# 507772 DEEDTRS
11/03/2020 10:14:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201103-0128364

Maximum Principal Indebtedness for
Tennessee Recording Tax Purposes is $0.00

QUITCLAIM DEED AND MUTUAL AGREEMENT TO RESCIND SALE AND REINSTATEMENT OF SECURITY INSTRUMENT

The purpose and intent of this agreement is to restore all parties to the positions they held prior to the sale of property to The Bank of New York Mellon f/k/a The Bank of New York as trustee for the Certificateholders CWALT, Inc., Asset-Backed Certificates, Series 2004-27CB. It is the intent of the parties to rescind the sale held on January 18, 2011 and set aside the Substitute Trustee's Deed in favor of The Bank of New York Mellon f/k/a The Bank of New York as trustee for the Certificateholders CWALT, Inc., Asset-Backed Certificates, Series 2004-27CB, which was recorded in the Register's Office of Davidson County, Tennessee on January 31, 2011 as Instrument No. 20110131-0008203.

The sale and Substitute Trustee's Deed are in reference to a Deed of Trust dated September 15, 2004, securing the sum of $300,000.00 ("Deed of Trust"), executed by David Donelson and Missy Donelson in favor of Dean Hackemer as trustee for Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Access National Mortgage and its successors and assigns, recorded in the Register Office of Davidson County, Tennessee on September 24, 2004 as Instrument No. 20040924-0115254, as further assigned to The Bank of New York Mellon f/k/a The Bank of New York as trustee for the Certificateholders CWALT, Inc., Asset-Backed Certificates, Series 2004-27CB by that certain Transfer and Assignment dated November 24, 2015, of record as Instrument No. 20151210-0124128, and recorded on December 10, 2015.

By signing this Agreement, all parties agree that the above referenced sale is rescinded and the Substitute Trustee's Deed is set aside. The above described Deed of Trust is reinstated and remains unreleased and unsatisfied. All parties agree that by signing this agreement they are hereby returned to the positions they held prior to the sale.

To the extent necessary to effectuate the foregoing, The Bank of New York Mellon f/k/a The Bank of New York as trustee for the Certificateholders CWALT, Inc., Asset-Backed Certificates, Series 2004-27CB hereby quitclaims the real property (the "Property") described on Exhibit A to David Donelson, a married man.

Further, David Donelson and Missy Donelson hereby ratify and confirm all terms as set forth in the Deed of Trust, with the exception that McGlinchey Stafford, PLLC is hereby appointed and substituted as Trustee under this agreement. The parties agree that McGlinchey Stafford, PLLC will hold the property in trust with power of sale pursuant to the terms of the Deed of Trust. All other terms and conditions of the Deed of Trust are hereby incorporated by reference.

DAVID DONELSON, a married individual

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public in and for said County, in said State, personally appeared **DAVID DONELSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 29th day of September, 2020.

Notary Public

My Commission Expires:
7.9.22

EMILY GUYTON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 9, 2022

MISSY DONELSON, a married individual

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public in and for said County, in said State, personally appeared **MISSY DONELSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 29th day of September, 2020.

Notary Public

My Commission Expires: 7.9.22

EMILY GUYTON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 9, 2022

BY: _____
Name: Cynthia M. Brock, Manager
Title:

STATE OF South Carolina
COUNTY OF Greenville

Before me, a Notary Public in and for said County, in said State, personally appeared Cynthia M. Brock, Manager, of NewRez, LLC, f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing, as attorney-in-fact for The Bank of New York Mellon f/k/a The Bank of New York as trustee for the Certificateholders CWALT, Inc., Asset-Backed Certificates, Series 2004-27CB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 28 day of September, 2020.

_____
Notary Public Brittany S. Campbell

My Commission Expires:

_____

BRITTANY S. CAMPBELL
Notary Public - State of South Carolina
My Commission Expires
07/14/2030

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 27 of the Map of Bellevue Manor, as of record in Plat Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to David A. Donelson, married, by Deed dated January 25, 2002 and filed for record on January 30, 2002 in Instrument Number 200201300013350, Register's Office for Davidson County, Tennessee.