Karen Johnson Davidson County
Batch# 547799 REL
01/06/2021 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210106-0002213

Recording Requested By:
M&T Bank

When Recorded Return To:

Lien Release Dept
M&T Bank
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

TRUST DEED RELEASE

Prepared By: Susan M. Portis, M&T Bank 1 Fountain Plaza, 4th Floor Buffalo, NY, 14203 (800) 724-2224
M&T Bank#: 0100750033 "LU" Q89/546 0211237159 0063378509 000004150 Davidson, Tennessee

MIN #:100756000000756001 SIS #: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS that, for value received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS, present nominee for the Beneficiary under a certain Deed of Trust, whose parties, dates and recording information are below, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust in Davidson County, State of Tennessee, describing the land therein as more fully described in said Deed of Trust:

Original Borrower: DENNIS S LU AND WIFE, CHRISTINE C LU
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS LENDING CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Trustee: FIDELITY NATIONAL TITLE
Dated: 05-31-2013 Recorded: 07-02-2013 as Instrument No. 20130702-0068404, Book/Reel/Liber N/A, Page/Folio N/A

Property Address: 5824 STERLING OAKS DR, BRENTWOOD, TN 37027

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ -0-.

The Undersigned covenants with the said grantor/s that they are the present nominee for the Beneficiary in said Trust Deed and that they have the lawful right to and discharge the lien thereof.

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS
On January 5th, 2021

By:_____
Jessica L. Nichols, Vice President

*1/5/2021 1:58:38 PM*41767608*41767612*1238*TNSTATE_TRUST_REL

STATE OF New York
COUNTY OF Erie

On the 5th day of January in the year 2021 before me, the undersigned, personally appeared Jessica L. Nichols, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

Victoria A Armentrout
Notary Public State of New York
Notary Expires: 9/12/2024 #01AR6347727
Qualified in Erie County

VICTORIA A. ARMENTROUT
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01AR6347727
COMM. EXP. SEPT. 12, 2024

*1/5/2021 1:58:38 PM*41767608*41767612*1238*TNSTATE_TRUST_REL

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CERTIFICATE OF ELECTRONIC DOCUMENT

Prepared By: Susan M. Portis, M&T Bank, 1 Fountain Plaza, 4th Floor, Buffalo, NY, 14203, (800) 724-2224

M&T Bank#: 0100750033 "LU" Q89/546 0211237159 0063378509 000004150 Davidson, Tennessee

MIN #:100756000000756001 SIS #: 1-888-679-6377

I, Jessica L. Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

By:_____
Jessica L. Nichols, Vice President

STATE OF New York
COUNTY OF Erie

On the 5th day of January in the year 2021 before me, the undersigned, personally appeared Jessica L. Nichols, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

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COMM. EXP. SEPT. 12, 2024

*1/5/2021 1:58:38 PM*41767608*41767612*1779*TNSTATE_CERTIFICATE_ERECORD