Karen Johnson Davidson County
Batch# 830750 REL
03/29/2022 03:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220329-0036470

When Recorded Return To:
Truist Bank
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 0071089197

DEED OF RELEASE

The undersigned hereby declares that **TRUIST BANK SUCCESSOR BY MERGER TO SUNTRUST BANK** is the true and lawful holder of the note secured by the Deed of Trust made on 04/23/2015 and executed by **PERRY WAYNE MAGAHA AND ANGELA MAGAHA AND FRIDA GAW AND EDDIE GAW AND SHIRLEY MAGAHA** to **SUNTRUST BANK** and recorded in **Instrument # 20150507-0041670** in the Register of Deeds Office of **DAVIDSON** County, **Tennessee**, to which reference is here made, and hereby acknowledges the payment in full of said indebtedness and the satisfaction and discharge of said Deed of Trust.

Maximum principal indebtedness for Tennessee recording tax purposes is zero. Mortgage tax paid on original filing.

IN WITNESS WHEREOF, the beneficiary has hereunto caused its name to be signed hereto by and through its proper officer duly authorized to do so **this 22nd day of March in the year 2022**.
TRUIST BANK SUCCESSOR BY MERGER TO SUNTRUST BANK

LAUREN ASTLE
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 22nd day of March in the year 2022, by Lauren Astle as VICE PRESIDENT of TRUIST BANK SUCCESSOR BY MERGER TO SUNTRUST BANK, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

TANNER DICKSON
COMM EXPIRES: 10/01/2024

TANNER DICKSON
Notary Public - State of Florida
Commission # HH 049515
My Comm. Expires Oct 1, 2024
Bonded through National Notary Assn.

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
SMRCN 431480474 IMAGES DOCR T222203-12:16:59 [C-2] ERCNTN1

D0092223263

CERTIFICATE OF AUTHENTICITY

I, **Lauren Astle**, do hereby make oath that Nationwide Title Clearing, LLC is 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 22nd day of March in the year 2022.

LAUREN ASTLE
VICE PRESIDENT

Dated 22nd day of March in the year 2022

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization on this 22nd day of March in the year 2022, by Lauren Astle as VICE PRESIDENT for TRUIST BANK SUCCESSOR BY MERGER TO SUNTRUST BANK. He/she is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument.

TANNER DICKSON
COMM EXPIRES: 10/01/2024

TANNER DICKSON
Notary Public - State of Florida
Commission # HH 049515
My Comm. Expires Oct 1, 2024
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