Prepared By:
TRUIST BANK
STARR WYNN
LIEN RELEASE DEPT RVW 3013
1001 SEMMES AVE PO BOX 27406
RICHMOND, VA 23224

When Recorded Return To:
TRUIST BANK
LIEN RELEASE DEPT RVW 3013
P. O. BOX 27406
RICHMOND, VA 23286-9437

Loan #: **0241899970**
Investor Loan #: **0205978240**
MIN: **100010402418999706**
MERS Phone #: **(888) 679-6377**

Karen Johnson Davidson County
Batch# 870867 REL
06/14/2022 10:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220614-0067415

TRUST DEED RELEASE

KNOW ALL THESE MEN BY THESE PRESENTS that, for value received **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR SUNTRUST MORTGAGE, INC., its successors and assigns** , the present beneficiary under a certain Deed of Trust, whose parties, dates, and recording information are below, does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, 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(s): **JESUS ORTIZ AND WIFE CRISANTA FERRERA**
Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUNTRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS**
Original Trustee: **LARRY A. WEISSMAN**
Original Loan Amount: **$77710.00**
Deed of Trust Dated: **12/10/2010**
Date Recorded: **12/17/2010**
Book: **N/A** Page: **N/A** Instrument No: **20101217-0100525**
Property Address: **2515 MASHBURN RD NASHVILLE, TN 37210**

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **06/07/2022.**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS BENEFICIARY, AS NOMINEE FOR SUNTRUST
MORTGAGE, INC., its successors and assigns

By: _____
Name: **KIMBERLY DAVIS-WILEY**
Title: **Vice President**

STATE OF **Virginia**
COUNTY OF **RICHMOND** } s.s.

On **06/07/2022,** before me, **SHERRI R. FARMER,** Notary Public, personally appeared **KIMBERLY DAVIS-WILEY, Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR SUNTRUST MORTGAGE, INC., its successors and assigns** , personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

_____
Notary Public: **SHERRI R. FARMER**
My Commission Expires: **07/31/2024**
Commission #: **143255**

SHERRI R FARMER
Notary Public
Commonwealth of Virginia
Registration No. 143255
My Commission Expires Jul 31, 2024

Drafted By: **STARR WYNN**

Certificate of Authenticity

I, **KIMBERLY DAVIS-WILEY**, do hereby make an oath that I am a licensed attorney and/or 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 **06/07/2022.**



KIMBERLY DAVIS-WILEY, **Vice President**
Date **06/07/2022.**

STATE OF **Virginia**
COUNTY OF **RICHMOND** } s.s.

Sworn to and subscribed before me on **06/07/2022**



SHERRI R. FARMER
My Commission Expires: **07/31/2024**
Commission # **143255**

SHERRI R FARMER
Notary Public
Commonwealth of Virginia
Registration No. 143255
My Commission Expires Jul 31, 2024