Karen Johnson Davidson County
Batch# 875239 REL
06/22/2022 10:06:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220622-0070897

DEED OF RELEASE

Pursuant to Tenn. Code Ann. § 66-25-202.

The undersigned hereby declares that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FARMINGTON MORTGAGE, A DIVISION OF CAPSTAR BANK ITS SUCCESSORS AND ASSIGNS is the true and lawful owner and holder of a note secured by a certain Deed of Trust made on May 2, 2017 and executed by MICHAEL J PRICE AND DAINA BRAY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FARMINGTON MORTGAGE, A DIVISION OF CAPSTAR BANK ITS SUCCESSORS AND ASSIGNS and recorded on May 3, 2017 in Volume/Book NA, Page NA, or Document 20170503-0043336 in the Register of Deeds Office of DAVIDSON County, Tennessee, and the undersigned hereby acknowledges the payment in full of said indebtedness and the satisfaction and discharge of said Deed of Trust.

Property Address: 7935 BUFFALO RD, NASHVILLE, TN 37221

Legal to wit: See exhibit A attached

In Witness Whereof, the said corporation has caused these presents to be executed in its name by its proper officer thereunto duly authorized, June 17, 2022.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FARMINGTON MORTGAGE, A DIVISION OF CAPSTAR BANK ITS SUCCESSORS AND ASSIGNS

DONNA ACREE
Vice President

MERS ELECTRONIC REGISTRATION SYSTEMS, INC. CORPORATE SEAL 1999 DELAWARE

STATE OF Louisiana
COUNTY/PARISH OF OUACHITA

On June 17, 2022, before me appeared DONNA ACREE, to me personally known, who did say that s/he/they is (are) the Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FARMINGTON MORTGAGE, A DIVISION OF CAPSTAR BANK ITS SUCCESSORS AND ASSIGNS and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

YOLANDA A. DIAZ - 87401, Notary Public
LIFETIME COMMISSION

YOLANDA A. DIAZ
STATE OF LOUISIANA
LIFETIME COMMISSION
NOTARY ID #87401

Prepared by/Record and Return to:
Lien Release
JPMorgan Chase Bank, N.A.
700 Kansas Lane
Mail Code LA4-3120
Monroe, LA 71203
Telephone Nbr: 1-866-756-8747

Loan No.: 1159935726
Outbound Date: 06/17/22
MERS Phone: 1-888-679-6377
MERS Address: P.O. Box 2026, Flint, MI 48501-2026
MERS MIN: 101270520170316117

Loan Number: 1159935726

EXHIBIT A

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the east side of the intersection of Firetower Road and Buffalo Road, said parcel also being a portion of Parcel 165 on Map 113-00 as evidenced in Deed Book 6521 Page 320 in the Register' s Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING, at a point in the east margin of Buffalo Road near the intersection of Firetower Road, said iron pin being the northwest corner of the property herein described, said point also being the southwest corner of Parcel 191 as evidenced in Instrument Number 20000508-0046261 thence:

1) leaving the east margin of Buffalo Road, following the south line of Parcel 191, North 62 degrees 54 minutes 28 seconds East a distance of 260.00 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcel 191, thence:

2) continuing with the south line of Parcel 191, North 01 degrees 00 minutes 00 seconds East a distance of 90.00 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcel 191, thence:

3) continuing with the south line of Parcel 191, North 78 degrees 48 minutes 12 seconds East a distance of 289,89 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcel 191 thence:

4) continuing with the south line of Parcel 191, North 62 degrees 54 minutes 28 seconds East a distance of 125.00 feet to an iron pin, said iron pin being in the north line of the property herein described, said iron pin also being an interior corner of Parcel 191, said iron pin also being an interior corner in the east line of Parcel 165, thence:

5) continuing with the new line of Parcel 191, continuing with the north line of the property herein described, South 22 degrees 08 minutes 30 seconds a distance of 51.50 feet to an iron pin, said iron pin being an interior corner in the north line of the parcel herein described and said iron pin also being an interior corner to Parcel 191, thence;

6) continuing to follow with the north line of the parcel herein described and with a line common to Parcel 191, North 54 degrees 00 minutes 00 seconds East a distance of 212.34 feet to an iron pin, said iron pin being the northeast corner of the parcel herein described, and said iron pin being the southeast corner of Parcel 191, and said iron pin also being an interior corner to Parcel 165, thence;

7) leaving the north line of the property herein described, and severing Parcel 165, South 36 degrees 00 minutes 00 seconds East a distance of 65.00 feet to an iron pin, said iron pin being the southeast corner of the parcel herein described and said iron pin also being an interior corner to Parcel 165, thence:

8) leaving the east line of the property herein described, continuing to sever Parcel 165 following with the south line of the property herein described, South 41 degrees 09 minutes 31 seconds West a distance of 661.67 feet to an iron pin, said iron pin being in the south line of the parcel herein described, thence:

9) continuing to follow the south line of the parcel herein described and continuing to sever Parcel 165, South 85 degrees 00 minutes 00 seconds West a distance of 260.00 feet to an iron pin, said iron pin being in the south line of the property herein described, thence:

10) continuing to follow the south line of the parcel herein described and continuing to sever Parcel 165, North 85 degrees 00 minutes 00 seconds West a distance of 100.00 feet to an iron pin in the east margin of Buffalo Road, said iron pin being the southwest corner to the parcel herein described, thence;

11) following the east margin of Buffalo Road, North 19 degrees 33 minutes 32 seconds West a distance of 85.00 feet to an iron pin, said iron pin being in the west line of the property herein described, thence;

12) continuing to follow the east margin of Buffalo Road, North 19 degrees 33 minutes 35 seconds West a distance of 115.00 feet to an iron pin, the BEGINNING, containing 5.041 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.

Being the same property conveyed to KIMBERLY A. NELSON and husband, JIMMY R. NELSON, JR. by deed from TEDDY H. RICHARDSON and wife, MIRIAM A. RICHARDSON, of record in Instrument No. 20020723-0088077, dated July 19, 2002, said Register's Office.

Being the same property conveyed to Michael J. Price and Daina Bray by Warranty Deed recorded in Instrument Number or Book/Page

20170503-0043334

Register's office for Davidson County, Tennessee.