Karen Johnson Davidson County
Batch# 980370 REL
03/14/2023 10:37:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230314-0018383

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

DEED OF RELEASE

The undersigned hereby declares that **NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING** is the true and lawful holder of the note secured by the Deed of Trust made on 06/03/2016 and executed by **LEROY REED, III** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THE MORTGAGE FIRM, INC., ITS SUCCESSORS AND ASSIGNS** and recorded in **Instrument # 20160608-0057819** 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 14th day of March in the year 2023**.
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

SUSAN HICKS
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 14th day of March in the year 2023, by Susan Hicks as VICE PRESIDENT of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, 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.

VICKY MCCOY
COMM EXPIRES: 12/18/2026

VICKY MCCOY
Notary Public - State of Florida
Commission # HH 328470
My Comm. Expires Dec 18, 2026
Bonded through National Notary Assn.

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
SPTRC 437308458 DOCR T142303-09:46:26 [C-2] ERCNTN1

D0099856356

CERTIFICATE OF AUTHENTICITY

I, **Susan Hicks**, 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 14th day of March in the year 2023.

SUSAN HICKS
VICE PRESIDENT

Dated 14th day of March in the year 2023

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 14th day of March in the year 2023, by Susan Hicks as VICE PRESIDENT for NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING. 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.

VICKY MCCOY
COMM EXPIRES: 12/18/2026

VICKY MCCOY
Notary Public - State of Florida
Commission # HH 328470
My Comm. Expires Dec 18, 2026
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