Record and Return To:
M&T Bank
Lien Release Dept
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

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

Loan #: **0032569857**
Investor Loan #: **0223793927**
MIN: **100050300017236838**
MERS Phone #: **(888) 679-6377**

Karen Johnson Davidson County
Batch# 997876 REL
05/01/2023 10:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230501-0031845

TRUST DEED RELEASE

KNOW ALL THESE MEN BY THESE PRESENTS that, for value received **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, 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): **KATHRYN BASS, AS SURVIVING TENANT BY THE ENTIRETY**
Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR M&T BANK, A CORPORATION, ITS SUCCESSORS AND ASSIGNS**
Original Trustee: **OLD REPUBLIC TITLE COMPANY OF TENNESSEE, A RESIDENT OF NASHVILLE, TENNESSEE**
Original Loan Amount: **$101750.00**
Deed of Trust Dated: **06/24/2019**
Date Recorded: **06/28/2019**
Book: **N/A** Page: **N/A** Instrument No: **20190628-0063211**
Property Address: **1822 GLADE STREET, NASHVILLE, TN 37207**

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **05/01/2023.**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS BENEFICIARY, ITS SUCCESSORS AND ASSIGNS

By: _____
Name: **Alan Myers**
Title: **Vice President**

STATE OF **New York**
COUNTY OF **ERIE** } s.s.

On **05/01/2023,** before me, **Regina D. Brundage,** Notary Public, personally appeared **Alan Myers, Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, 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: **Regina D. Brundage**
My Commission Expires: **04/15/2025**
Commission #: **01BR6279617**

REGINA D BRUNDAGE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR6279617
Qualified in Erie County
My Commission Expires 04-15-2025

Certificate of Authenticity

I, **Alan Myers**, 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 **05/01/2023.**

Alan Myers, Vice President
Date **05/01/2023.**

STATE OF **New York**
COUNTY OF **ERIE** } s.s.

Sworn to and subscribed before me on **05/01/2023.**

Regina D. Brundage
My Commission Expires: **04/15/2025**
Commission # **01BR6279617**

REGINA D BRUNDAGE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR6279617
Qualified in Erie County
My Commission Expires 04-15-2025