Karen Johnson Davidson County
Batch# 1108379 REL
03/07/2024 08:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240307-0015787

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 **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS BENEFICIARY, AS NOMINEE FOR DITECH FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS**, is the beneficiary of the Deed of Trust made on 05/23/2017 and executed by **KIMBERLY M SPICER** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DITECH FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS** and recorded in **Instrument # 20170620-0062145** 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 01st day of March in the year 2024**.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS BENEFICIARY, AS NOMINEE FOR DITECH FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS

Tracy Rogers
TRACY ROGERS
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 01st day of March in the year 2024, by Tracy Rogers as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS BENEFICIARY, AS NOMINEE FOR DITECH FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS, 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: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
SPTRC 440501855 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100656900002738124 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T012403-12:20:56 [C-2] ERCNTN1

D0104770807

CERTIFICATE OF AUTHENTICITY

I, **Tracy Rogers**, 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 01st day of March in the year 2024.

Tracy Rogers

TRACY ROGERS
VICE PRESIDENT

Dated 01st day of March in the year 2024

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 01st day of March in the year 2024, by Tracy Rogers as VICE PRESIDENT of Nationwide Title Clearing, LLC. 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
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