Karen Johnson Davidson County
Batch# 1195860 REL
10/21/2024 08:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241021-0081355

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

Loan Number 0521049692

DEED OF RELEASE

The undersigned hereby declares that **WELLS FARGO BANK, N.A.** is the true and lawful holder of the note secured by the Deed of Trust made on 06/15/2020 and executed by **SHANE SHOWN AND STEPHANIE ROSE HOWD** to **WELLS FARGO BANK, N.A.** and recorded in **Instrument # 20200626-0069468** 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 19th day of October in the year 2024**.
WELLS FARGO BANK, N.A.

Tracy Rogers
TRACY ROGERS
VICE PRESIDENT LOAN DOCUMENTATION

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 19th day of October in the year 2024, by Tracy Rogers as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., who, as such VICE PRESIDENT LOAN DOCUMENTATION 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
WFHRC 442688692 DOCR T192410-12:23:24 [C-2] ERCNTN1

D0108942832

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 19th day of October in the year 2024.

Tracy Rogers

TRACY ROGERS
VICE PRESIDENT

Dated 19th day of October 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 19th day of October 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
My Comm. Expires Dec 18, 2026
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