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10/18/2024 07:06 AM

**FAITH KIMBROUGH
MARION COUNTY IN RECORDER**

FEE: \$ 35.00

PAGES: 2

By: ER



INDIANA

COUNTY OF MARION

LOAN NO.: 0207473471

PREPARED BY: TIPHANY JO WILLIAMS, FIRST AMERICAN MORTGAGE SOLUTIONS

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895

MAIL TAX STATEMENTS TO: DERYAN FARMER 7846 MANN ROAD INDIANAPOLIS, IN 46221

RELEASE OF MORTGAGE

The undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS**, located at **11819 MIAMI ST SUITE 100, OMAHA, NE 68164** or **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, the current Mortgagee of that certain Mortgage described below, does hereby release and reconvey, without recourse, representation or warranty, expressed or implied to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Mortgage dated **DECEMBER 14, 2023**, executed by **DERYAN FARMER, UNMARRIED AND TERRY BENNETT JR., UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, Mortgagor(s), to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **DECEMBER 28 2023** as Instrument No. **A202300106624** in the Office of the Recorder of **MARION** County, State of **INDIANA**.

PROPERTY ADDRESS: 7846 MANN ROAD, INDIANAPOLIS, INDIANA 46221

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **OCTOBER 17, 2024**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS **NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS**

TIPHANY JO WILLIAMS, VICE PRESIDENT

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POD: 20241007

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MIN: 100976500005766776

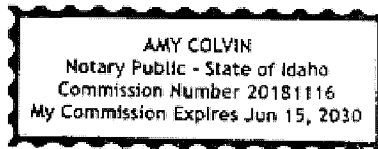
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **OCTOBER 17, 2024**, before me, **AMY COLVIN**, personally appeared **TIPHANY JO WILLIAMS** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



AMY COLVIN (COMMISSION EXP. 06/15/2030)
NOTARY PUBLIC



THIS DOCUMENT IS PROVIDED FOR SOLE USE OF PROPERTY INSIGHT AND IS NOT VALID FOR RESALE UNDER IC 36-2-7.