Karen Johnson Davidson County
Batch# 1380638 DEEDQC
02/13/2026 10:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260213-0011613

This Instrument Prepared By:
Mark Dean 122834
9123 Caldera Way
Sacramento, CA 95826

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Mark Ellsworth Dean, Trustee	Mark Ellsworth Dean, Trustee	108 04 0 216.00
9123 Caldera Way	9123 Caldera Way	
Sacramento, CA 95826	Sacramento, CA 95826	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Mark Dean, a widower not since remarried** by these presents do hereby quitclaim and convey unto the said **Mark Ellsworth Dean, Trustee, or his successors in interest, of the Mark Dean Living Trust dated September 22, 2025, and any amendments thereto**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

BEING LOT NO. 376, ON THE PLAN OF LARCHWOOD, SECTION SEVEN, OF RECORD IN PLAT BOOK 6900, PAGE 274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Karen L. Dean and husband, Mark Dean by Warranty Deed from Joanne M. Cornell, unmarried of record in Document No. 20110810-0061701, said Register's Office.

Death Recital: Karen Lee Dean, also known as **Karen Lee Schott**, and being the same person as **Karen L. Dean**, became deceased on April 18, 2025, leaving Mark Dean as surviving spouse and tenant by the entirety.

The express purpose of this conveyance is to transfer to a trust.

This is unimproved ( ) property known as 116 Fitzpatrick Court, Nashville, Tennessee 37214
Improved (X)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 27TH day of OCTOBER, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mark Dean

Mark Dean

ACKNOWLEDGMENT

STATE OF _____)
ss
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, **Mark Dean** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this _____ day of _____, A.D., 20____.

NOTARY STAMP/SEAL

See Attachment

NOTARY PUBLIC
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF California)
ss
COUNTY OF Sacramento)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 Recordation Tax Code § 67-4-409(a)(1)(D).

Subscribed and sworn to before me this the 27TH day of OCTOBER, 2025

(Affix Seal)

Mark Dean
Affiant

Notary Public

See Attachment

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On October 27, 2025 before me, Cynthia M. Lee, Notary Public
(insert name and title of the officer)

personally appeared Mark Dean,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

HRS2 CYNTHIA M. LEE HRS2
COMM. NO. 2486313
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXPIRES APRIL 30, 2028

Clear Form Print Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 27th day of October, 20 25, by Mark Dean,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CYNTHIA M. LEE
COMM. NO. 2486313
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXPIRES APRIL 30, 2028

(Seal) Signature

Clear Form Print Form

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, do hereby make 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 October 27, 2025 (date of document).

Jennifer E TenHopen
Affiant Signature

December 22, 2025
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 22nd day of December, 2025.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

VALERIE ANN WARD
Notary Public - State of Nevada
Appointment No. 07-4707-1
My Appointment Expires 08/28/2027