New Owner:	Send Tax Bills To:	Map-Parcel Number
Ha Thi Hyunh Cuong Phi Chinh Lily Chinh Michael Chinh 3048 Carrington Place Nashville, TN 37218	New Owner	058 10 0 C 095.00 CO

THIS INSTRUMENT PREPARED BY:
Lightsey Law
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1376697 DEEDQC
02/05/2026 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260205-0008387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Kirsten Virden
Affiant

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 29th day of January, 2026.

Notary Public

My Commission Expires: 11-8-2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ha Thi Huynh and Cuong Phi Chinh, husband and wife, and Lily Chinh, a single woman,** hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **Ha Thi Huynh and Cuong Phi Chinh, husband and wife, and Lily Chinh, a single woman, and Michael Chinh, an unmarried man, as joint tenants with right of survivorship,** hereinafter referred to as the Grantee, and Grantee's heirs and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 95, on the Final Plat of Phase Three, Section Two, Carrington Place, a Cluster Lot Subdivision, of record in Instrument No. 20161117-0121371 and Instrument No. 20161130-0125787, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ha Thi Huynh and Cuong Phi Chinh, husband and wife, and Lily Chinh, a single woman, by Quitclaim Deed dated

November 4, 2020 and recorded November 18, 2020, as Instrument No. 20201118-0135898, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hai Thi Huynh and Cuong Phi Chinh, husband and wife, by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company, dated June 14, 2017 and recorded on July 20, 2017 of record in Instrument No. 20170620-0061717, Register's Office for Davidson County, Tennessee. The said Hai Thi Huynh being one and the same as Ha Thi Huynh.

This is improved property known as **3048 Carrington Place, Nashville, TN 37218.**

Said property is conveyed subject to such taxes, limitations, restrictions, and encumbrances as may affect the premises. This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Lightsey Law shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement. The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of January 2026.

GRANTOR:

Ha Thi Huynh

Cuong Phi Chinh

Lily Chinh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ha Thi Huynh, Cuong Phi Chinh, and Lily Chinh, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 29th day of January 2026.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission Expires: 11-9-2028

I, Kirsten Virden, 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 1-29-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 1-29-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of January, 2026

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

