Karen Johnson Davidson County
Batch# 832259 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20220331-0037431

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040 (931) 647-1501

SCRIVENER'S AFFIDAVIT
[INSTRUMENT NO. 20220203-0013060 RODCT]
[INSTRUMENT NO. 20220203-0013061 RODCT]

STATE OF TENNESSEE)
) SS:
COUNTY OF MONTGOMERY)

BEFORE ME, the undersigned authority, personally appeared MARTHA J. OGLE, who, first being duly sworn, on oath, deposes and says as follows:

1. That office of Batson Nolan PLC prepared the Warranty Deed by and between Jia Rong Chong and Luxury Club llc, a Tennessee limited liability company, recorded February 3, 2022 at 3:48 PM appearing of record at Instrument No. 20220203-0013060, Register's Office for Davidson County, Tennessee.

2. That on Page 1 of said Warranty Deed, the execution date is hereby corrected as follows:

   "THIS DEED OF REALTY, executed as of the 21st day of January, 2022",

3. That she was the Notary Public on the Tennessee Deed of Trust dated January 21, 2022, by and between Luxury Club LLC, a Tennessee limited liability company, to Matthew J. Ellis, Trustee for the benefit of Hock Sang Chong, recorded February 3, 2022 at 3:48 PM appearing of record at Instrument No. 20220203-0013061, Register's Office for Davidson County, Tennessee.

4. That said Tennessee Deed of Trust was prepared and executed with an individual Notary Public Acknowledgment, when in fact the Grantor was a Tennessee limited liability company, therefore, this Scrivener's Affidavit is being recorded for the purpose of correcting said Notary Acknowledgment to a limited liability acknowledgement, as hereby corrected as follows:

   STATE OF TENNESSEE
   COUNTY OF MONTGOMERY

   Before me, Martha J. Ogle, a Notary Public in and for the State and County aforesaid, personally appeared, Qintian Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Luxury Club llc, the within named bargainor, a Tennessee limited liability company, and that he as Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as the Sole Member.

   Witness my hand and seal at office this 21st day of January, 2022.

Notary Public

My Commission Expires: _____

MARTHA J. OGLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
MAY 13, 2025
COUNTY OF MONTGOMERY

4. FURTHER AFFIANT SAYETH NOT:

MARTHA J. OGLE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Martha J. Ogle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 24th day of March, 2022.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Matthew J. Ellis, 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 March 24, 2022.

Affiant Signature

March 24, 2022

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 24th day of March, 2022

Notary's Signature

My Commission Expires: 1/17/2023

Notary Seal

RHIANON B. MARSH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY