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DAVIDSON COUNTY REGISTER OF DEEDS

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PUBLIC RECORDS POLICY
FOR
REGISTER OF DEEDS OF
DAVIDSON COUNTY, TENNESSEE

Pursuant to Tennessee Code Annotated §10-7-503(g), the following Public Records Policy for the Office of the Register of Deeds of Davidson County, Tennessee is hereby adopted to provide economical and efficient access to public records as provided under the Tennessee Public Records Act ("TPRA") in Tennessee Code Annotated § 10-7-501, *et seq.*

The TPRA provides that all state, county and municipal records shall, at all times during business hours, which for public inspection shall be during the business hours of their administrative offices, be open for personal inspection by any citizen of this State, and those in charge of the records shall not refuse such right of inspection to any citizen, unless provided by state law. *See* Tenn. Code Ann. §10-7-503(a)(2)(A). Accordingly, the public records of Davidson County Register of Deeds, Tennessee are presumed to be open for inspection unless otherwise provided by law.

Personnel of the Davidson County Register of Deeds shall timely and efficiently provide access and assistance to persons requesting to view or receive copies of public records. No provisions of this policy shall be used to hinder access to open public records. However, the integrity and organization of public records, as well as the efficient and safe operation of Davidson County, Tennessee, shall be protected as provided by current law. Concerns about this policy should be addressed to the Public Records Request Coordinator for Davidson County Register of Deeds, Tennessee or to the Tennessee Office of Open Records Counsel ("OORC").

This policy is available for inspection and duplication in the office of the Davidson County Register of Deeds. This policy is posted online at:

www.nashville.gov/rod

This policy shall be reviewed every two (2) years.

I. Definitions:

A. **Records Custodian:** The office, official or employee lawfully responsible for the direct custody and care of a public record. *See* Tenn. Code Ann. §10-7-503(a)(1)(C). The records custodian is not necessarily the original preparer or receiver of the record.

B. **Public Records:** All documents, papers, letters, maps, books, photographs, microfilms, electronic data processing files and output, films, sound recordings, or other

material, regardless of physical form or characteristics, made or received pursuant to law or ordinance or in connection with the transaction of official business by a governmental agency. *See* Tenn. Code Ann. § 10-7-503(a)(1)(A).

C. Public Records Request Coordinator: The individual, or individuals, designated in section III, A. 3 of this policy who has, or have, the responsibility to insure public records requests are routed to the appropriate records custodian and are fulfilled in accordance with the TPRA. *See* Tenn. Code Ann. §10-7-503(a)(1)(B). The Public Records Request Coordinator may also be a records custodian.

D. Requestor: A person seeking access to a public record, whether it is for inspection or duplication.

II. Requesting Access to Public Records:

A. Public record requests shall be made to the Public Records Request Coordinator ("PRRC") or his/her designee in order to insure public records requests are routed to the appropriate records custodian and fulfilled in a timely manner.

B. Records for inspection only cannot be required to be made in writing. The PRRC should request a mailing address from the requestor for providing any written communication required under the TPRA.

C. Requests for inspection may be made orally or in writing (using the attached Form "1") at 300 Deaderick, Nashville, TN 37201, or by phone at (615) 862-6790. The request may also be submitted by email as follows: jack.brown@nashville.gov

D. Requests for copies, or requests for inspection and copies, shall be made in writing utilizing the form attached as Form "1" at 300 Deaderick, Nashville, TN 37201. The form attached shall be required for any request seeking copies as permitted by Tennessee Code Annotated §10-7-503(g).

E. Proof of Tennessee citizenship by presentation of a valid Tennessee driver's license (or alternative acceptable form of ID validating Tennessee citizenship) is required as a condition to inspect or receive copies of public records.

F. Some documents of Davidson County government are posted in various locations at its website located at www.nashville.gov and <https://maps.nashville.gov/parcelviewer>.

G. Davidson County Register of Deeds' property records are available online through a subscription. www.davidsonportal.com

III. Responding to Public Records Requests:

A. Public Records Request Coordinator (PRRC).

1. The PRRC shall review public records request and make an

initial determination of the following:

- a. If the requestor provided evidence of Tennessee citizenship;
- b. That the records requested are described with sufficient specificity to identify them; and
- c. If the Office of the Register of Deeds is the custodian of the records.

2. The PRRC shall acknowledge receipt of the request and take any of the following appropriate action(s):

- a. Advise the requestor of this policy and the elections made regarding:
 - (i) proof of Tennessee citizenship;
 - (ii) form(s) required for copies;
 - (iii) fees (and labor threshold and waivers, if applicable);
 - (iv) aggregation of multiple or frequent requests.
- b. If appropriate, deny the request in writing, providing the appropriate ground, such as one of the following:
 - (i) the requestor is not, or has not presented evidence of being, a Tennessee citizen;
 - (ii) the request lacks specificity; (Example: Book and page, or Instrument Number not specified)
 - (iii) an exemption makes the record not subject to disclosure under the TPRA (provide the exemption in written denial);
 - (iv) the Office of the Register of Deeds is not the custodian of the requested records;
 - (v) the records do not exist; or
 - (vi) the Office of the Register of Deeds does not provide title searches (the Office of the Register of Deeds cannot for example, search for all liens on a property).

- c. If appropriate, contact the requestor to see if the request can be narrowed.
- d. Forward the records request to the appropriate records custodian in the appropriate governmental department in order to obtain the appropriate records.
- e. If requested records are in the custody of a different governmental entity, and the PRRC knows the correct governmental entity, advise the requestor of the correct governmental entity and PRRC for that entity if known.

3. The designated PRRC is:

- a. Jack Brown, Chief Deputy Register at
Davidson County Register of Deeds
300 Deaderick, Nashville, TN 37201
615-862-6790 phone
615-880-2039 fax
jack.brown@nashville.gov

4. The PRRC shall report to the Register of Deeds once every 2 years about the Office of the Register of Deeds compliance with the TPRA pursuant to this policy and shall make recommendations, if any, for improvement or changes to this policy.

B. Records Custodian.

- 1. Upon receiving a public records request, a records custodian shall promptly make requested public records available in accordance with Tennessee Code Annotated §10-7-503. If the records custodian is uncertain that an applicable exemption applies, the custodian may consult with the PRRC, counsel, or the OORC.
- 2. If not practicable to promptly provide requested records because additional time is necessary to determine whether the requested records exist; to search for, or retrieve, or otherwise gain access to records; to determine whether the records are open; to redact records; or for other similar reasons, then a records custodian shall, within seven (7) business days from the records custodian's receipt of the request, send the requestor a completed

Public Records Request Response Form which is attached as Form "2", based on the form developed by the OORC.

3. If a records custodian denies a public records request, he or she shall deny the request in writing as provided in section III.A.2.b. using the public records request response form.
4. If a records custodian reasonably determines production of records should be segmented because the records request is for a large volume of records, or additional time is necessary to prepare the records for access, the records custodian shall use the Public Records Request Response Form to notify the requestor that production of the records will be in segments and that a records production schedule will be provided as expeditiously as practicable. If appropriate, the records custodian should contact the requestor to see if the request can be narrowed.
5. If a records custodian discovers records responsive to a records request were omitted, the records custodian should contact the requestor concerning the omission and produce the records as quickly as practicable.

C. Redaction:

1. If a record contains confidential information or information that is not open for public inspection, the records custodian shall prepare a redacted copy prior to providing access. If questions arise concerning redaction, the records custodian should coordinate with counsel or other appropriate parties regarding review and redaction of records. The records custodian and the PRRC may also consult with the OORC.
2. Whenever a redacted record is provided, a records custodian should provide the requestor with the basis for redaction. The basis given for redaction shall be general in nature and not disclose confidential information.

IV. Inspection of Records.

- A. There shall be no charge for the inspection (without copies) of open public records on site.
- B. The location for inspection of records within the offices of Davidson County, Tennessee Register of Deeds is:

300 Deaderick, Nashville, TN 37201. Records are available for inspection during business hours which are Monday through Friday 8 am to 4:30 pm. Exceptions would be for all holidays on the Davidson County Register of Deeds holiday schedule available on the county website and with prior notice of office closure.

C. Under reasonable circumstances, the PRRC or a records custodian may require an appointment for inspection or may require inspection of records at an alternate location. If an appointment is needed, it must be during regular business hours.

V. Copies of Records.

A. A records custodian shall promptly respond to a public record request for copies in the most economic and efficient manner practicable.

B. Copies will be available for pickup at a location specified by the records Custodian, 300 Deaderick, Nashville, TN 37201.

C. Upon payment for postage, copies will be delivered to the requester's home address by the United States Postal Service.

D. A requestor will not be allowed to make copies of records with personal equipment. A requestor will not be allowed to make photographs of records with a telephone or other camera or photo taking device.

VI. Fees and Charges and Procedures for Billing and Payment.

A. Fees and charges for copies of public records should not be used to hinder access to public records.

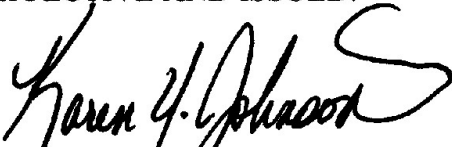
B. Records custodians shall provide requestors with an itemized estimate of the charges using Form "3" prior to producing copies of records and may require prepayment of such charges before producing requested records.

C. Fees and charges for copies are as follows:

1. \$0.50 per page for letter and legal-size black and white copies. (See Attachment A for explanation)
2. \$3.00 per page for plat size black and white copies.
3. \$1.00 per page for certified copy of letter- and legal-size b/w copies.
4. \$5.00 per page for certified plat size black and white copies.
5. No charge for copies of DD214 discharge document.
7. "Labor" when time exceeds one (1) hour. "Labor" is the time (in hours) reasonably necessary to produce requested records, including the time spent locating, retrieving, reviewing, redacting, and reproducing records.
8. If an outside vendor is used, the actual cost assessed by the vendor.

- D. No duplication costs will be charged for requests for less than 5 black and white pages.
- E. Payment is to be made in cash, personal check payable to Davidson County Register of Deeds, money order, credit or debit card presented to the records custodian or PRRC, as appropriate.
- F. Payment in advance will be required.
- G. The records custodian may charge its actual out-of-pocket costs for flash drives or similar style devices on which electronic copies are provided.

EFFECTIVE AND ISSUED:



Karen Johnson
Davidson County Register of Deeds