

PUBLIC RECORDS POLICY
FOR
REGISTER OF DEEDS
FRANKLIN COUNTY, TENNESSEE

Nothing in this policy shall abridge or interfere with the obligations of the Register of Deeds to receive and record documents and provide copies as required under law applicable to the office of Register of Deeds.

Pursuant to Tennessee Code Annotated 10-7-503(g), the following Public Records Policy for the Office of the Register of Deeds of Franklin 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 1007-501, 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 the State, and those in charge of the records shall not refuse such right of inspection to any citizen, unless provided by state law.

Personnel of the Franklin County Register of Deeds shall timely and efficiently provide access and assistance to person 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 Franklin County, Tennessee, shall be protected as provided by current law. Concerns about this policy should be addressed to the Public Records Request Coordinator for Franklin 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 Franklin County Register of Deeds. This policy is posted online at: franklincountyregister.com

This policy shall be renewed 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 ensure 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)

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 ensure public records requests are routed to the appropriate records custodian and fulfilled in a timely manner.

B. Requests 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 (Public Records Request) at 1 S. Jefferson St., Room 301 Winchester, TN 37398, or by phone at (931) 962-1494. The request may also be submitted by email as follows: mpopik@franklincotn.us

D. Requests for copies, or requests for inspection and copies, shall be made in writing utilizing (Public Records Request Form). The form shall be required for any request seeking copies as permitted by Tennessee Code Annotated 10-7-503(g).

E. Some documents of Franklin County government are posted in various locations at its website located: www.franklincotn.us

F. Franklin County Register of Deeds’ property records are available online through a subscription based third party at: titlesearcher.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. That the records requested are described with sufficient specificity to identify them; and
- b. If the governmental entity 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) form(s) required for copies;
 - (ii) fees (and labor threshold and waivers, if applicable);
 - (iii) 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 request lacks specificity; (Example: Book and page not specified)
 - (ii) an exemption makes the record not subject to disclosure under The TPRA (provide the exemption in written denial);
 - (iii) the governmental entity is not the custodian of the requested Records; or
 - (iv) the records do not exist.
 - (v) This office does not provide title searches. We can not for example, search for all liens or restrictions 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 know.

3. The designated PRRC are:

- a. Denise Marshall, Registrar at
Franklin County Register of Deeds
1 S. Jefferson St., Rm 300 Winchester, TN 37398
931-967-2840 office
931-962-1494 fax
dmarshall@franklincotn.us

- b. Michael Popik Records Manager at
Franklin County Register of Deeds
1 S. Jefferson St., Rm 300 Winchester, TN 37398
931-962-1494
mpopik@franklincotn.us

- 4. The PRRC shall report to the governing authority on an annual basis about the governmental entity's compliance with the TPRA pursuant to this policy and shall make recommendations, if any, for improvement or changes to this policy.

B. Records Manager.

- 1. Upon receiving a public records request, a records manager shall promptly make requested public records available in connection with TCA 10-7-03. If the records manager 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 manager shall, within seven (7) business days from the records manager's receipt of the request, send the requestor a completed public records request form which is available on this website, based on the form developed by the OORC.
3. If a records manager denies a public records request, he/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 manager 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 manager shall use the public records request response form to notify the requestor that production of the records will be in segments and that a record production schedule will be provided as expeditiously as practicable. If appropriate, the records manager should contact the requestor to see if the request can be narrowed.
5. If a records manager discovers records responsive to a records request were omitted, the records manager 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 manager shall prepare a redacted copy prior to providing access. If questions arise concerning redaction, the records manager should coordinate with the custodian 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 manager 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 office of Franklin County Tennessee Register of Deeds is:

1 S. Jefferson Street, Room 301

Winchester, TN 37398

Records are available for inspection during business hours which are Monday through Friday 8am to 4pm. Exceptions would be for all holidays on the Franklin County annual holiday schedule available on the county website and with prior notice of office closure.

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

V. Copies of Records

A. A records manager 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 the location specified by the records manager.

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

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 manager shall provide requestors with an itemized estimate of the charges using estimated fee form 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. \$0.25 per page for letter/legal size black and white copies.
\$0.10 per page after the first page of each document.
 - 2. \$5.00 per page for plat size black and white copies.
 - 3. No charge for copies sent by email.
 - 4. \$1.00 per page for certified copies of letter/legal documents.
 - 5. \$10.00 per page for certified plat size copies.
 - 6. No charge for copies of DD2-14 discharge document.
These are protected records and cannot be emailed. There are procedures that allow immediate family to obtain a certified copy which are obtained in person from the Register of Deeds office.
 - 7. "Labor" when time exceeds one (1) HOURS. "Labor" is the time (in hours) reasonably necessary to produce requested records, including the time spent locating, retrieving, 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 less than 10 black and white pages.
- E. Payment is to be made in cash or personal check payable to Franklin County Register of Deeds; money order or credit card presented to the records manager 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.

- H. Aggregation of frequent and multiple requests.
1. Franklin County, Tennessee will aggregate record requests in accordance With the frequent and multiple request policy promulgated by the OOR when more than four (4) requests are received within a calendar month (either from a single individual or a group of individuals deemed working in concert).
 2. If aggregating:
 - a. The level at which records requests will be aggregated is four (4) requests within a calendar month (whether by agency, entity, department, office or otherwise).
 - b. The PRRC is responsible for making the determination that a group of individuals are working in concert. The PRRC or the records custodian or manager must inform the individuals that they have been deemed to be working in concert and that they have the right to appeal the decision to the OORC.
 - c. Some routinely released and readily accessible records may be excluded from aggregation.