



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

---

**File #:** BL2025-693, **Version:** 1

---

An ordinance approving a lease agreement between The Metropolitan Government of Nashville and Davidson County, acting by and through the Davidson County Clerk's Office and Grace's Plaza, LTD., for office space at 4009 Hillsboro Pike, Nashville, Tennessee (Parcel No. 11714017000) (Proposal No. 2024M-043AG-001).

WHEREAS, Grace's Plaza, LTD. owns certain real property located at 4009 Hillsboro Pike, Nashville, Tennessee; and,

WHEREAS, The Metropolitan Government of Nashville and Davidson County has determined that this property is needed to provide office space for the Davidson County Clerk; and,

WHEREAS, The Metropolitan Government of Nashville and Davidson County and Grace's Plaza, LTD. have negotiated a lease agreement attached hereto and incorporated herein; and,

WHEREAS, it is to the benefit of the citizens of the Metropolitan Government of Nashville and Davidson County that this lease agreement be approved.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1: That the Lease Agreement between the Metropolitan Government of Nashville and Davidson County and Grace's Plaza, LTD., attached hereto and incorporated herein, is hereby approved and the Director of Public Property Administration or his designee, is hereby authorized to execute the same.

Section 2: That any amendment to this lease agreement shall be approved by resolution of the Metropolitan Council receiving at least twenty-one (21) affirmative votes.

Section 3: This ordinance shall take effect from and after its final passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

### Analysis

This ordinance approves a lease between the Davidson County Clerk's Office and Grace's Plaza, Ltd., for office space at 4009 Hillsboro Pike. The Davidson County Clerk's Office first entered into a written lease for office space in Grace's Plaza in 2013 but has maintained a satellite office in this location for many years.

This agreement provides for the Davidson County Clerk's Office to lease approximately 638 square feet of rentable space in the building. The term of the lease begins on June 1, 2025, and ends of May 31, 2029. Either party may terminate the lease as of January 31, 2026, through prior written notice by November 20, 2025. Either party may terminate the lease with 180 days' notice after January 31, 2026.

The initial rent would be \$13,241.64 annually, payable in 12 monthly installments of \$1,103.47. The rent would increase by three percent annually during the lease term.

In addition, the Davidson County Clerk's Office would pay a proportionate share of real estate taxes on the

property, including the building and the improvements. The real estate taxes are currently \$2,883 per year, or \$240.25 per month. The Davidson County Clerk's Office would also be responsible for any property, leasehold, sales, rent, or use taxes imposed by a governmental authority.

Future amendments to this lease agreement may be approved by a resolution of the Metropolitan Council receiving at least 21 affirmative votes.

*Fiscal Note: Metro will pay for the necessary improvements to conduct the Davidson County Clerk's Office operation of an estimated 638 feet of office space at 4009 Hillsboro Pike. The basic rent is \$13,241.64 annually or \$1,103.47 per month and 3% proportionate share of the current real estate tax of \$2,883 annually or \$240.25 per month. Metro's share will vary yearly based on the real estate taxes due each year.*