



**Vollintine Evergreen
Community Association**

*1680 Jackson Avenue
Memphis TN 38107
Phone: (901) 276-1782
FAX: (901) 276-1784
Email: VECA901@Gmail.com
Website: veca.org*

October 27, 2016

Shelby County Land Bank
584 Adams Ave.
Memphis, TN 38103

Dear Land Bank:

The Vollintine Evergreen Community Association (VECA) requests the nominal consideration conveyance of the Land Bank Property at 2371 Shasta Ave, Parcel ID: 042036 00022.

1. VECA owns 2375 Shasta Ave and the vacant lot at 2371 would become part of that property. The property at 2375 Shasta is currently being rented by Rhodes College as a community center for the surrounding neighborhood and it provides residents assistance in dealing with issues such as blight, crime, and youth tutoring. If Rhodes no longer rented the property, it would be rented as affordable housing. Adding the vacant lot to the house would make the house more attractive in a neighborhood where property is extremely difficult to market. The property would be used as a side yard to the house. VECA would use the property as soon as it was conveyed and it would be funded directly by VECA.
2. A copy of VECA's Charter and Bylaws are attached.
3. A copy of VECA's Mission Statement is attached.
4. A copy of VECA IRS 501(c)(3) determination letter is attached.
5. A copy of the Tennessee Secretary of State Acknowledgement of VECA as a non-profit is attached.
6. Copy of IRS letter 501(c)(3) determination letter with Employee Identification Number is attached.
7. The Vollintine Evergreen Community Association has not received any previous conveyances from the Shelby County Land Bank. However, VECA formerly had a subsidiary called VECA Community Development Corporation, VECA CDC or Vollintine Evergreen Community Association Community Development Corporation. It did receive several Land Bank donations, but we do not have those records.

Sincerely,

Lilly Gilkey
President



**Vollintine Evergreen
Community Association**

1680 Jackson Avenue

Memphis TN 38107

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Email: veca@veca.org

Website: veca.org

October 27, 2016

Shelby County Land Bank
584 Adams Ave.
Memphis, TN 38103

Dear Land Bank:

The Mission Statement of the Vollintine Evergreen Community Association is as follows:

VECA's mission is to maintain a quality residential neighborhood through the volunteer efforts of the neighborhood's residents.

VECA supports housing, block clubs, neighborhood preservation, commercial, greenways, and other programs that improve the overall quality of the neighborhood. VECA administers programs that are comprehensive in nature and address the needs of neighborhood residents, businesses, churches, schools, and other institutions.

Sincerely,

Lilly Gilkey
President



**Charter of the Vollintine Evergreen Community Association
Amended and Adopted January 25, 2010**

The undersigned person having capacity to contract and act as the President of the Vollintine Evergreen Community Association, indicates that this charter was properly adopted (amended) for such Corporation:

1. The name of the Corporation is: Vollintine Evergreen Community Association, herein referred to as Corporation. It will also be referred to as VECA.
2. The duration of the Corporation is perpetual.
3. The Corporation is a public benefit Corporation.
4. The Corporation is not a religious Corporation.
5. The fiscal year of the Corporation is January 1 to December 31.
6. The address of the corporation is 1680 Jackson Ave, Memphis TN 38107
7. The Corporation shall have both members and voting members. The Corporation shall not have nor issue shares, and shall not pay dividends. No payment shall be made to its members, directors, or officers for serving in such positions, but they may received reimbursement for reasonable expenses incurred in behalf of the Corporation.
8. The Corporation is not for profit. It is irrevocably dedicated to, and operated exclusively for, nonprofit purposes. No part of the income or assets of the Corporation shall be distributed to, or inure to the benefit of any person, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the charitable purposes set forth herein.
9. The purposes for which the Corporation is organized are exclusively charitable, educational, scientific, and/or literary, within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 as amended, or the corresponding provisions of any future United States Internal Revenue Service Code.
10. The purposes for which the Corporation is organized include but are not limited to the following:
 - To promote, advance, and encourage the development of the Vollintine Evergreen Community Association neighborhood;
 - To engage in such housing, community, business, economic, educational, and job development activities that promote and develop the Vollintine Evergreen Community Association neighborhood and contribute to the enhancement of the quality of life of its residents and the residential quality of the neighborhood;
 - to conduct and engage in necessary research and data collection in the support of such activities;
 - To act as a catalyst in the neighborhood and the community in bringing together government grants and contracts, foundation funds, community, corporate, and related organizations, religious

groups, and individuals into a collaborative effort to assist in advancing and development the Vollintine Evergreen neighborhood.

11. Notwithstanding any other provision of these articles, the organization shall not carry on any activities not permitted to be carried on by an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision of any future United States Internal Revenue Service Code.

12. The Corporation, to the fullest extent permissible under Tennessee Code Annotated, Section 48-58-501 et seq. and any other applicable law, shall indemnify and hold harmless Directors, officers, volunteers, and employees acting in an official capacity on behalf of the Corporation against personal liability, and may advance, pay for, or reimburse the reasonable expenses incurred in the defense of any proceeding to which such individual may be named. The indemnification shall extend to such persons whether or not they continue to hold a position with the Corporation at the time such expenses and costs may be incurred.

13. Upon the dissolution of the Corporation, assets shall be distributed to one or more exempt purposes within the meaning Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision of any future United States Internal Revenue Service Code, or shall be distributed to the Federal, State, or local government for a public purpose. Any such assets not so disposed of shall be disposed of by the Chancery Court of the county in which the principal office of the Corporation is then located, exclusively for such purposes.

14. The powers for the corporation are:

- To accept, hold, invest, reinvest, and administer any gifts, bequests, devises, benefits of trust, and property of any sort without limitation as to amount of value, and to use, disburse, or donate income or principle thereof for exclusively charitable purposes in connection with promoting and advancing the charitable and economic reinvestment purposes of the Corporation;
- To buy, own, sell, convey, assign, mortgage, or lease any interest in real estate and personal property and to construct, maintain, and operates improvements thereon necessary or incidental to the accomplishments of the purposes of the Corporation;
- To borrow money and issue evidence of indebtedness in furtherance of any and all of the objects of its pledge, or other lien on the Corporation's property;
- To exercise fiduciary powers to the fullest extent permissible by law, to enter into authorized trust agreements and give bond for the performance of such fiduciary relationships, and to consult with, retain, and otherwise deal with banks, trust companies, or investment advisors, in all matters determine by the Board of Directors to be in the best interest of the Corporation, so long as such activity is in compliance with the provisions of the Charter and is an activity permitted to be carried on by an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision of any future United States Internal Revenue Service Code;
- To do and perform all acts reasonably necessary for, or incidental to, the accomplishment of the corporate and charitable purposes of the Corporation, and to do any and all things and exercise any and all powers hereafter authorized to be done or exercised un the Tennessee Nonprofit Corporation Act, Tennessee Code Annotated Section 48-51-101, et seq., included by not limited to the general powers authorized under Tennessee Code Annotated Section 48-53-103, or the corresponding provision of any future Tennessee Nonprofit Corporation Act, and as may be permitted to be carried on by an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision of any future United States Internal Revenue Service Code.
- The Corporation will function as both a community association and a community development corporation.

15. The affairs of the Corporation are determined by A two-thirds vote of the members of the corporation who so are eligible to vote based on the bylaws and they will select a President and Directors to manage the work of the Corporation.

This version of the Charter and the amendments created it were enacted at the Annual Meeting of the Corporation by the voting members of the Vollintine Evergreen Community Association on January 25, 2010.



**THE BYLAWS and Charter of the
VOLLINTINE EVERGREEN COMMUNITY ASSOCIATION**
This Revision Enacted by Membership: January 25, 2010

ARTICLE I: Name

The name of this corporation shall be the Vollintine Evergreen Community Association, also known as VECA.

This corporation was formerly called the Vollintine Evergreen Community Association Community Development Corporation, a 501(c)(3) organization. It continues as a 501(c)(3) organization.

Merger: The Vollintine Evergreen Community Association in existence before January 25, 2010 was merged into the Vollintine Evergreen Community Association Community Development Corporation. This latter corporation has taken on the name Vollintine Evergreen Community Association.

ARTICLE II: Public Benefit Corporation

VECA is a public benefit corporation. The Corporation is not for profit. The Corporation is irrevocably dedicated to and operated exclusively for non-profit purposes and no part of the income or assets of the Corporation shall be distributed to or inure to the benefit of any individual.

Funds will be solicited in compliance with provisions of the Tennessee Code Annotated and the Internal Revenue Service code for 510(c)(3) organizations.

The purposes for which VECA is organized are exclusively charitable, educational, and for neighborhood revitalization, within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue Code. This includes but is not limited to the purposes of promoting, advancing and encouraging the development of the Vollintine-Evergreen area. Notwithstanding any other provision of these articles VECA shall not carry on any other activities unless permitted to be carried on by an organization exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue Code.

VECA will not participate directly or indirectly in any political campaign on behalf of or in opposition to a candidate for public office, nor will it make contributions to political campaign funds or public statements of position made on behalf of the organization in favor of or in opposition to any candidate for public office. It will not engage in substantial legislative activity (commonly referred to as lobbying). It will not attempt to influence legislation or urge the public to contact, members or employees of a legislative body for purposes of proposing, supporting or opposing legislation, or advocating the adoption or rejection of legislation.

As encouraged by the IRS, VECA will consider implementing policies relating to executive compensation, conflicts of interest, investments, fundraising, documentation of governance decisions, document retention, and whistleblower claims. It will also adopt and monitor procedures to ensure that information about its mission, activities, finance, and governance is made publicly available.

Upon the dissolution of VECA, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code of 1986, or corresponding section of any future federal tax code, or shall be distributed to the Federal, state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by the Chancery Court of the county in which the principal office of the Corporation is then located, exclusively for such purposes.

Article III: Mission

VECA's mission is to maintain a quality residential neighborhood through the volunteer efforts of the neighborhood's residents.

VECA supports housing, block clubs, neighborhood preservation, commercial, greenways, and other programs that improve the overall quality of the neighborhood. VECA administers programs that are comprehensive in nature and address the needs of neighborhood residents, businesses, churches, schools, and other institutions.

VECA will function as both a community association and a community development corporation.

ARTICLE IV: Area

The Vollintine Evergreen area is bounded on the north by Cypress Creek, on the west by Watkins, on the south by North Parkway, and on the east by Springdale St and Rhodes College. Both sides of all boundary streets are considered part of Vollintine Evergreen.

The Vollintine Evergreen area is also called the VECA area.

VECA normally operates within the defined VECA boundaries but may also do work within neighborhoods adjacent to the VECA area, in a manner consistent with the mission statement in Article III, contingent upon VECA Board approval.

ARTICLE V: Membership

Members of VECA are all adult residents of the Vollintine Evergreen area.

Voting Members of VECA are those adult residents who have paid the annual dues within the previous 365 days.

Associate members who are not residents may pay dues, but are not considered Voting Members.

Dues for the organization will be set by the VECA Board.

ARTICLE VI: Annual Membership Meeting

There shall be an Annual Meeting of the membership of VECA every year on the fourth Monday of January, unless the date is otherwise designated by the VECA Board at a time and place designated by the VECA Board.

The purpose of the Annual Meeting shall be to elect the President and VECA Board and transact any business deemed appropriate.

Special meetings of the membership may be called by the President, a majority of the VECA Board, or by not less than one-twentieth (1/20) of the membership entitled to vote at such meeting. The day, time, and place shall be designated at the time the meeting is called. Written notice stating the day, time, and place of the meeting, and, in the case of a special meeting, the purpose or purposes for which the meeting is called and the persons calling the meeting, shall be published in the *Vollintine Evergreen News*, *VECA Email*, or delivered either personally or by mail by or at the direction of the President or the VECA Board, to each member entitled to vote at the meeting. If mailed, such notice shall be delivered not less than ten (10) nor more than sixty (60) days before the date of the meeting and shall be deemed to be delivered when deposited in the United States mail addressed to the member at their address as it appears on the membership books of VECA, with postage thereon prepaid. If delivered personally, such notice shall be delivered not less than five (5) nor more than sixty (60) days before the date of the meeting and shall be deemed delivered when actually received by the member. Attendance at such meeting shall constitute a waiver of such notice.

A quorum at any meeting of the general membership shall consist of one-tenth (1/10) of the dues-paying members of VECA represented in person.

Article VII: VECA Board Selection

The Voting Members at the Annual Meeting will select the VECA Board Directors. The VECA Board is the governing organization between Annual Meetings and will normally meet monthly. The VECA Board will be no less than eight (8) and no more than twenty-five (25) Board Directors.

The voting members shall elect each VECA Board Director for one year terms by a two-thirds vote of the members present and entitled to vote at the VECA Annual Meeting.

At least two (2) Directors will be drawn from each quadrant of the VECA area as determined by the intersection of Jackson Avenue and Evergreen Street.

VECA Board Directors shall each be elected for one year terms by a simple majority of the members present and entitled to vote at the annual meeting of VECA.

VECA Board Directors missing three consecutive meetings without an excuse filed with the Secretary can be removed from the VECA Board by a majority vote of the directors present at the meeting.

The VECA Board of Directors shall serve until the expiration of the term for which they are elected, and thereafter until their successors have been elected. The VECA Board of Directors may declare and fill any vacancies in VECA Board or Officers by electing a voting resident member to complete the unexpired or open term until the next annual meeting.

VECA Board Directors will mostly be residents of the Vollintine-Evergreen area, but they may also be members of businesses, churches, schools, and institutions located in the Vollintine-Evergreen area. The VECA Board may also include a maximum of two Board Directors outside of the Vollintine-Evergreen area.

Article VIII: VECA Board Meetings

The VECA Board shall normally meet once per month at such time and place designated by the President. If the President fails to so designate, any three members of the VECA Board may call a meeting and designate the time and place for such meeting.

Notice of meetings of the VECA Board shall be given by email before the meeting. Attendance at such meeting shall constitute a waiver of such notice.

A quorum at any meeting of the VECA Board shall consist of a majority of the entire membership of the VECA Board. The vote of a majority of the directors present at a meeting at which a quorum is present shall be the act of the VECA Board.

The individual directors of the VECA Board shall have such authority and perform such duties in the management of VECA as are normally incident to their offices and as the VECA Board may from time to time provide.

Article IX: Committees

The VECA Board will designate three or more Directors to constitute a Managing Committee. The committee will report its recommendations and actions to the VECA Board. The VECA Board will instruct the Managing Committee about the extent it is allowed to take actions without specific VECA Board approval.

Vacancies in the membership of the Managing Committee shall be filled by the VECA Board at a regular or special meeting of the VECA Board. The Managing Committee shall keep regular minutes of its proceedings and report the minutes to the VECA Board.

The Managing Committee will also act as a financial management and budget committee for the VECA Board. The VECA Treasurer will report to the Managing Committee.

The VECA Board may designate other committees as is deemed advisable to assist with the affairs of the VECA. Such committees shall serve at the pleasure of the VECA Board. By resolution adopted by a majority of the VECA Board, any such committee, to the extent provided in such resolution, shall have and exercise the authority of the VECA Board in the management of the Corporation, except as otherwise required by law.

All committees shall keep regular minutes of proceedings and report the minutes to the Board, and its actions shall be subject to review, acceptance, amendment, and reversal by the Board.

Article X: Officers

The President will be elected by the VECA Membership at the Annual Meeting for one year terms by a two-thirds vote of the members present and entitled to vote at the VECA Annual Meeting. The following three officers will be elected by the VECA Board of Directors: Vice President, Secretary, and Treasurer.

The VECA Board of Directors and Officers shall serve until the expiration of the term for which they are elected, and thereafter until their successors have been elected. The VECA Board may declare and fill any vacancies in the VECA Board or Officers by electing a voting resident member to complete the unexpired term until the next annual meeting.

The President may serve no more than three consecutive terms as President, but may serve on the Executive Committee in other capacities in the years immediately preceding or following.

The President is a coordinator of VECA activities, but is not expected to do the work of the organization or even to represent VECA at public events and other meetings. It is the responsibility of the VECA Board to serve in those functions or to find other VECA members to play that role. The President shall preside over meetings and coordinate the activities of the VECA Board. The President shall perform all duties and exercise all powers as may be prescribed or required for the general and active operation of the business of the VECA. Upon VECA Board approval, the President shall have the authority to execute bonds, mortgages, and other contracts on behalf of the VECA Board except where required or permitted by law to be otherwise executed and except where the execution thereof shall be expressly delegated by the VECA Board of Directors to another officer or agent of VECA.

Some of the powers and duties of the President may, by a majority vote of the VECA Board of Directors, be transferred to the Executive Director, if such person has been retained.

The Vice President, in an order determined by the VECA Board, shall, in the absence or disability of the President, perform the duties and exercise the powers of the President and shall perform such other duties and have such other powers as the VECA Board may from time to time prescribe. The Vice President shall give or cause to be given notice of all special meetings of the VECA Board and shall perform such other duties as may be prescribed by the VECA Board or the President.

The Secretary shall attend all meetings of the VECA Board and record all the proceedings of the VECA Annual Meeting and of the VECA Board in a record to be kept for that purpose.

The Treasurer will manage the finances in the absence of an Executive Director and oversee the financial function when there is an Executive Director. The Treasurer shall submit, at the monthly meeting of the VECA Board and the annual meeting of the general membership, a written accounting of VECA's income and expenses.

Article XI: Finance

The VECA Board shall adopt policies regarding disbursement of funds, signing of checks, accounting, managing of accounts, and reporting on the financial condition of the Corporation, and shall determine the powers and duties of the Treasurer.

The borrowing of money, execution of notes, and the entire financial business of VECA shall be authorized and directed by the VECA Board. The monies of the corporation shall be deposited in the name of the corporation in such bank as the VECA Board may designate and shall be drawn out only by checks signed by the VECA President, the VECA Treasurer, or anyone so authorized by the VECA Managing Committee.

All of the assets of the VECA CDC shall be held in trust for the purposes herein mentioned, including the payment of all of the VECA CDC's liabilities and payment of the claims of VECA creditors.

The Managing Committee will oversee the Treasurer and monitor the overall financial condition of VECA. However, all board members are to be proactive in looking after the financial condition of VECA.

If required by the VECA Board, the Treasurer, another board member, or staff shall give the Corporation a bond in such sum and with such surety or sureties as shall be satisfactory to the VECA Board for the faithful performance of the duties of the office and for the restoration to the Corporation, in case of death, resignation, retirement, or removal from office, of all books, papers, vouchers, money, and other property of whatever kind in his or her possession or under his or her control belonging to VECA.

The fiscal year of the VECA shall begin January 1 and end December 31, unless otherwise determined by the VECA Board.

VECA shall have no corporate seal.

Article XII: Staff

The VECA Board is empowered to search for, employ, terminate, train, and assign an Executive Director as needed to further the work of the VECA. If an Executive Director is retained, the Executive Director shall exercise the specific powers given by the VECA Board, particularly those pertaining to the day-to-day operation of VECA, and including searching for, employing, terminating, training and assigning other staff. In the absence of an Executive Director, the VECA Board may hire or terminate staff as it deems necessary.

Article XIII: Indemnification

VECA, to the fullest extent permissible under Tennessee Code Annotated and any other applicable law, shall indemnify and hold harmless Directors, officers, volunteers, and employees acting in an official capacity on behalf of the VECA Board against personal liability, and may advance, pay for or reimburse the reasonable expenses incurred in the defense of any proceeding to which such individuals may be named. This indemnification shall extend to such persons whether or not they continue to hold a position with the VECA Board at the time such expenses and costs may be incurred.

Article XIV: Amendments

These Bylaws may be amended, repealed, or altered, in whole or in part, by a two-thirds vote of those dues-paying members present when a quorum is present at any annual or special meeting where such action has been announced in the call or notice of such meeting.

CERTIFICATE

The above By-Laws were duly approved at the Annual Meeting of the Vollintine Evergreen Community Association on January 25, 2010 and at the January 4, 2010 meeting of the VECA Board (formerly called the Vollintine Evergreen Community Association Community Development Corporation—VECA CDC).



Department of the Treasury
Internal Revenue Service
P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077556534
June 22, 2011 LTR 4168C 0
62-1577284 000000 00
00033439
BODC: TE

VOLLINTINE EVERGREEN COMMUNITY
ASSOCIATION
1680 JACKSON AVE
MEMPHIS TN 38107-5044



7564

Employer Identification Number: 62-1577284
Person to Contact: SHARON LENARD
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your May 09, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in July 1995.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

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June 22, 2011 LTR 4168C 0
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VOLLINTINE EVERGREEN COMMUNITY
ASSOCIATION
1680 JACKSON AVE
MEMPHIS TN 38107-5044

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Cindy Thomas
Manager, EO Determinations



Tennessee Secretary of State

Tre Hargett

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Business Services Online > Find and Update a Business Record > Business Entity Detail

Business Entity Detail

**Available
Entity
Actions**

File Annual Report (after 12/01/2016)
[Certificate of Existence](#)
~~Close~~ Business in Tennessee

Entity details cannot be edited. This detail reflects the current state of the filing in the system.
 Return to the [Business Information Search](#).

000286469: Nonprofit Corporation - Domestic		Printer Friendly Version
<p>Name: Vollintine Evergreen Community Association Old Name: VOLLINTINE-EVERGREEN COMMUNITY ASSOCIATION COMMUNITY DEVELOPMENT CORPORATION</p>		
<p>Status: Active Formed in: TENNESSEE</p>		
<p>Fiscal Year Close: December Term of Duration: Perpetual</p>		<p>Initial Filing Date: 11/16/1994 Delayed Effective Date:</p>
<p>Principal Office: 1680 JACKSON AVE MEMPHIS, TN 38107-5044 USA</p>		<p>AR Due Date: 04/01/2017 Inactive Date:</p>
<p>Mailing Address: 1680 JACKSON AVE MEMPHIS, TN 38107-5044 USA</p>		
<p>AR Exempt: No Public Benefit Corporation: Yes</p>		<p>Obligated Member Entity: No</p>
Assumed Names	History	Registered Agent
Name	Status	Expires
No Assumed Names Found...		

Division of Business Services
 312 Rosa L. Parks Avenue, Snodgrass Tower, 6th Floor
 Nashville, TN 37243
 615-741-2286
 8:00 a.m. until 4:30 p.m. (Central) Monday - Friday.
[Directions](#) | [State Holidays](#) | [Methods of Payment](#)

Business Filings and Information (615) 741-2286 | TNSOS.CORPINFO@tn.gov
 Certified Copies and Certificate of Existence (615) 741-6488 | TNSOS.CERT@tn.gov
 Motor Vehicle Temporary Liens (615) 741-0529 | TNSOS.MVTL@tn.gov