



Rachel Edwards

Of Counsel

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Rachel Edwards concentrates her practice in the areas of real estate, commercial lending and finance.

Ms. Edwards is a real estate and finance attorney who focuses her legal practice on commercial lending, property land use, and zoning. She represents clients in the health care sector in complex transactions, including acquisitions, dispositions, leasing, and financing of long term care facilities and senior housing.

Ms. Edwards also represents developers, sellers, purchasers, and lenders in transactions involving shopping centers, condominiums, and office centers, with specific experience in lease review. Developers frequently call upon her to assist in forming residential and commercial condominiums.

Ms. Edwards counsels clients on commercial lending laws in a number of states across the nation. She has worked on hundreds of matters involving entities of all sizes, including representing financial institutions in loan negotiations for developers of national tenant properties.

Ms. Edwards also represents developers of wireless telecommunications towers in title reviews and land surveys related to the sale of towers.



Representative Matters

- Represented a nationwide property investment firm in its ground lease to a Florida-based supermarket chain.
- Represented a theater restoration foundation in multiple financial transactions totaling \$73 million to fund a new performing arts center.



Professional Honors & Activities

- Listed in *The Best Lawyers in America*® for Real Estate Law (2024, 2025)
- Member – Lookout Mountain Conservancy, Board of Directors
- Member – Signal Crest United Methodist Church, Trustees Committee
- Past Member – Girl Scouts of the Southern Appalachians, Board of Directors (2012 – 2017)
- Member – Chattanooga Bar Association
- Member – Tennessee Bar Association
- Member – State Bar of Georgia
- Member – American Bar Association



Publications

- "Real Estate Finance: Tennessee," *Practical Law* (2022)
- "Real Estate Loan Drafting Guidance: Tennessee," *Practical Law* (2022)



Speaking Engagements

- "1031 Exchanges," Second Story Real Estate Management (May 2024)



Education

- University of Tennessee College of Law, J.D., 2002
- Samford University, B.S., 1999



Admissions

- Tennessee, 2002
- Georgia, 2002