



**HOUSE BILL 1970**

By Farmer

AN ACT to amend Tennessee Code Annotated, Title 8; Title 23; Title 39; Title 45; Title 47, Chapter 18; Title 56; Title 62 and Title 66, relative to real property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. This act is known and may be cited as the "Tennessee Real Estate Consumer Fraud Protection Act."

SECTION 2. Tennessee Code Annotated, Section 56-35-109, is amended by deleting the section and substituting:

Any foreign title insurance company desiring to transact a title insurance business in this state must maintain an office within this state so long as any liability remains outstanding against the insurer in this state.

SECTION 3. Tennessee Code Annotated, Title 56, Chapter 35, Part 1, is amended by adding the following new section:

The premium for title insurance must be paid equally by the buyer and the seller of the real property for which title insurance is being issued.

SECTION 4. Tennessee Code Annotated, Title 66, Chapter 4, is amended by adding the following new part:

**66-4-501.**

A contract for conveyance of real property to a purchaser who is not a resident of Tennessee must include the designation of an agent for the purchaser within the state for the purpose of acknowledging or receiving service of process and upon whom process may be served, in all proceedings that may be instituted against the purchaser in any court of this state, or in any court of the United States in this state.

SECTION 5. Tennessee Code Annotated, Title 8, Chapter 13, is amended by adding the following new section:

**8-13-120.**

The register of deeds shall not record a deed for conveyance of real property unless the deed has been prepared by an attorney licensed in this state. The attorney shall include the attorney's board of professional responsibility number on the deed. A deed recorded on or after July 1, 2026, that was not prepared by an attorney may be declared void.

SECTION 6. This act takes effect July 1, 2026, the public welfare requiring it.

Amendment No. 1 to HB1970

Vaughan  
Signature of Sponsor

**AMEND Senate Bill No. 1985\***

**House Bill No. 1970**

by deleting all language after the enacting clause and substituting:

SECTION 1. Tennessee Code Annotated, Section 66-5-105, is amended by deleting the first sentence and substituting:

The description of real property contained within a deed of conveyance of a property not previously described in a recorded instrument must be prepared by a land surveyor, as defined in § 62-18-102, who is registered pursuant to § 62-18-101, or by a licensed attorney utilizing a survey prepared by a licensed land surveyor who is registered pursuant to § 62-18-101.

SECTION 2. This act takes effect upon becoming a law, the public welfare requiring it.