

SENATE BILL 2334

By Kyle

AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 23, Chapter 3; Title 66, Chapter 5, Part 1 and Title 66, Chapter 24, relative to conveyances of real property.

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

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 5, Part 1, is amended by adding the following as a new section:

(a) A deed of conveyance of real property shall be prepared by a licensed attorney, title insurance agent, or the owner of the real property.

(b) The deed shall be recorded in the county in which the property is located pursuant to § 66-24-103.

(c) This section does not apply to:

(1) Chapter 32 of this title, relative to timeshare programs and vacation clubs;

(2) Deeds filed on behalf of a federal, state, or local government or instrumentality thereof; or

(3) Deeds filed on behalf of a state or national bank, savings bank, credit union, or federal farm credit association.

SECTION 2. Tennessee Code Annotated, Section 8-13-108(a), is amended by adding the following as a new subdivision:

() Verify that an affidavit on a deed of conveyance of real property was duly signed and notarized stating under oath the name and address of the preparer of the

document and additionally stating the preparer is a licensed attorney, title insurance agent, or the owner of the real property being transferred.

SECTION 3. Tennessee Code Annotated, Section 66-24-101, is amended by adding the following as a new subsection:

() The county register shall refuse to register any deed of conveyance of real property that is not prepared by a licensed attorney, title insurance agent, or the owner of the real property as prescribed in Section 1, and so stated on the document by a sworn affidavit.

SECTION 4. This act takes effect July 1, 2022, the public welfare requiring it, and applies to conveyances of real property occurring on or after that date.