

Active Licenses by Profession	As of March 31, 2025
Active Military Exemption	2
Affiliate Broker	32,834
Real Estate Broker	7,814
VLS Designated Agent	263
Real Estate Firm	4,944
Time Share Exempt	154
Time Share Registration	23
Time Share Salesperson	891
Vacation Lodging Service Firms	271
Total	47,518

License Counts	As of March 31, 2025
Retired Licensees	6,753
Retired Firms	34
Suspended Licensees	1,710

TENNESSEE HIGH SCHOOL SENIOR REAL ESTATE LICENSING PROGRAM



Follow the link to learn more!



Tennessee Real Estate Commission

The Tennessee Real Estate Commission ("Commission") is proud to offer high school students the opportunity to study real estate through a scholarship program with Kaplan Real Estate Education. This exciting program provides the base education the State requires to sit for the pre-licensing exam to become a licensed real estate agent in Tennessee and is an incredible opportunity for students looking to get a jump on their careers. After completing the base education, participants in this program must meet all Commission requirements to obtain a license.

If you know a Tennessee high school senior graduating in 2025, they can participate in this exciting program! Students can easily complete the entire program at their own pace and will have 100 days to complete their courses from the date of enrollment.

[Frequently asked questions about the program can be found here.](#)

[Click here to apply.](#)

LEGAL UPDATE

The 114th session of the Tennessee General Assembly adjourned on April 23, 2025. This legislative session comes with a few changes that impact the Commission. Please be aware of the following bills:

HB0700*/SB0886: Removes grandfathering status from principal brokers currently supervising affiliate brokers and brokers. Therefore, any principal broker that supervises affiliate brokers and brokers is now required to complete sixteen (16) hours of continuing education each renewal cycle. Governor Lee signed this bill on [April 3, 2025](#). The new changes will go into effect on January 1, 2026.

SB0909/HB0781*: Is related to wholesaling. Specifically, this bill defines "equitable interest" as the right of a buyer to benefit or profit from real property after the seller has entered a contract for the purchase or sale of real property with a seller, but before legal title is transferred. Therefore, wholesaling is permitted if the buyer discloses in writing their equitable interest to a potential assignee and notifies the seller of their intention of wholesaling the property three (3) days before assignment. Governor Lee signed this bill into law on [March 25, 2025](#). This law became effective upon signature, on March 25, 2025.

SB1235*/HB1237: Impacts the composition of boards and commission across Tennessee. This bill prohibits governing bodies from any state entity from certain practices based upon race, color, ethnicity, or national origin. This includes inclusion or exclusion of membership on a board, discrimination, or establishing race-based policies. The Speaker of the Senate signed this bill on April 14, 2025. Governor Lee signed this bill into law on [April 24, 2025](#). This law became effective upon signature on April 24, 2025.

HB1330/SB1316*: Filed as the *Less is More Act* of 2025. This bill removes the requirement for the Commission to meet in each of the grand divisions once a year. Also, the bill increases the time of six (6) months to one (1) year for applicants to submit their examination scores for licensure. After one (1) year without submission of an application, the applicant must retake and pass the examination. Further, the requirements for reinstating an expired license, including those in temporary retirement, are amended to permit impacted individuals the ability to complete all owed continuing education for the lapsed time or complete a thirty (30) hour commission approved continuing education course, in addition to payment of all renewal fees and any penalty fee assessed by the Commission. Reinstatement fees for an expired license are capped at twelve hundred dollars (\$1,200.00). As of April 30, 2025, the Speaker of the House of Representatives signed the bill. Next, the bill will move to the Speaker of the Senate and Governor Lee for further action.

Please note, the information listed above is a summary. All bills and amendments listed can be read in full in each respective hyperlink to either the actual bill filed with the General Assembly and/or the Public Chapter of the signed law. As a result of amendments to several of the existing statutory provisions, rulemaking is required. Therefore, in the coming months, the Commission will consider rulemaking changes to effectuate the new statutory amendments.

CONTINUING EDUCATION UPDATE

TREC would like to inform licensees of the current processing timeline for newly approved courses to appear in CE Broker. Following Commission approval of courses and instructors, please allow up to five (5) business days for the course information to be processed in CORE and subsequently transmitted to CE Broker. As this is not an automated process, we appreciate your patience and understanding.

Please remember that course providers are required to report course completion credits to CE Broker within ten (10) days of a licensee's successful completion of the course.

It is imperative that no course be offered prior to receiving formal approval from the Commission.

Beginning in 2025, the Commission will convene on a bi-monthly basis. As a result, applicants may experience extended wait times for course and instructor approvals. We encourage all providers to take this into consideration when preparing and submitting [applications](#).

Please refer to the schedule below for the final submission deadlines for new applications ahead of each remaining 2025 Commission meeting:

June 11th Meeting – Application deadline June 2nd

August 6th Meeting – Application deadline July 28th

October 16th Meeting – Application deadline October 6th

December 17th Meeting – Application deadline December 8th

2025 COMMISSION MEETINGS

Date	Time	Location	Event
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6/11/2025	8:30 am	Davy Crockett Tower, Room 1-B	Commission Meeting Watch
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6/12/2025	8:30am	Davy Crockett Tower, Room 1-B	Formal Hearing Watch
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8/6/2025	8:30am	Davy Crockett Tower, Room 1-B	Commission Meeting Watch
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8/7/2025	8:30am	Davy Crockett Tower, Room 1-B	Formal Hearing Watch
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10/16/2025	8:30am	West Tennessee	Commission Meeting
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10/17/2025	8:30am	West Tennessee	Formal Hearing
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12/17/2025	8:30am	Davy Crockett Tower, Room 1-A	Commission Meeting Watch
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12/18/2025	8:30am	Davy Crockett Tower, Room 1-A	Formal Hearing
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***Davy Crockett Tower is located at 500 James Robertson Parkway, Nashville, TN 37243.**

DISCIPLINARY ACTION REPORTS

February 2025 Respondent	Location	Violation	Action	Date
Kimberly Caudell	Commerce, GA	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	2/11/2025
Ivy Vick	Nashville, TN	Advertising violation	\$500 civil penalty	2/19/2025
William "Bill" Clyde Sutton	Cookeville, TN	Advertising violation	\$500 civil penalty	2/14/2025
Alicia "Beth" Williams	Dickson, TN	Hiring an unlicensed individual and failure to respond to a complaint	\$2,000 civil penalty	2/14/2025
Tiffany High	Columbus, OH	Unlicensed activity	\$1,000 civil penalty	2/11/2025
Kimberly Lloyd	Chattanooga, TN	Unlicensed activity	\$500 civil penalty	2/6/2025

March 2025 Respondent	Location	Violation	Action	Date
Eric James Conklin	Old Hickory, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	3/13/2025
Brandy Lynn Coleman	Chattanooga, TN	Failure to exercise reasonable skill and care in providing services to all parties in a transaction	\$1,000 civil penalty	3/6/2025
Cassandra King	Murfreesboro, TN	Failure to keep listing information current and accurate	\$500 civil penalty	3/11/2025
Erika Lawson Cook	Cleveland, TN	Failure to provide services to all parties in a transaction with honesty and good faith	\$1,000 civil penalty	3/6/2025
Sabrina Lucille Janow	Soddy Daisy, TN	Failure to exercise reasonable skill and care to all parties to the transaction	\$1,000 civil penalty	3/24/2025
Katherine Faith Bell	Thompsons Station, TN	Advertising violation	\$500 civil penalty	3/18/2025
Keith S. Collins	Memphis, TN	Unlicensed activity	\$1,000 civil penalty	3/28/2025
Bradley F. Chambers	Murfreesboro, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	3/13/2025
Rasheedah Mateen Jones	Memphis, TN	Expiration of course approval period	\$100 civil penalty	3/18/2025
William Austin-Ray Page	Lyles, TN	Failure to disclose as a licensee during a transaction	\$1,000 civil penalty	3/24/2025
Paul Teruya	Hixson, TN	Unlicensed activity	\$1,000 civil penalty	3/25/2025
Melonie Carideo	Athens, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$200 civil penalty	3/25/2025
Kayla L. Shaeffer Lambert	Clarksville, TN	Advertising violation	\$250 civil penalty	3/6/2025
Red Door Brokers, LLC	Knoxville, TN	Failure to comply with an audit	\$1,000 civil penalty	3/10/2025
Impact Realty of Lewisburg	Lewisburg, TN	Advertising violation	\$750 civil penalty	3/10/2025
US Property Group	Cumming, GA	Unlicensed activity	\$1,000 civil penalty	3/10/2025

April 2025 Respondent	Location	Violation	Action	Date
Ian "Pete" Christopher Galyon	Franklin, TN	Internet advertising	\$3,000 civil penalty	4/28/2025
Timothy "Tim" W. Mast	Selmer, TN	Advertising violation	\$500 civil penalty	4/7/2025
Miles Elam	Mission Viejo, CA	Unlicensed activity	\$1,000 civil penalty	4/10/2025
Jason Gribin	Studio City, CA	Unlicensed activity	\$1,000 civil penalty	4/10/2025
Cindi Richardson	Cleveland, TN	Failure to provide services with honesty and good faith to all parties in a transaction	\$1,000 civil penalty	4/10/2025
Holly Sharp	Chattanooga, TN	Failure to exercise reasonable skill and care in providing services to all parties in a transaction	\$1,000 civil penalty	4/7/2025
Rhonda Burks Jernigan	Seymour, TN	Failure to respond to a complaint	\$1,000 civil penalty	4/1/2025
Tammy Earp	Clarksville, TN	Unlicensed activity	\$1,000 civil penalty	4/4/2025
Priscilla Sue Barker	Sevierville, TN	Failure to supervise an affiliate due to affiliate's lack of E&O insurance	\$1,000 civil penalty	4/7/2025
Diane Hodge	Bristol, TN	Failure to supervise an affiliate due to affiliate's lack of E&O insurance	\$400 civil penalty	4/2/2025
Priscilla Sue Barker	Sevierville, TN	Failure to respond to a complaint	\$1,000 civil penalty and \$350 costs	4/7/2025
Douglas Dillon Realty, LLC	Knoxville, TN	Escrow account violation	\$1,000 civil penalty	4/16/2025
Epique Realty	Nashville, TN	Failure to respond to a complaint	\$1,000 civil penalty	4/23/2025