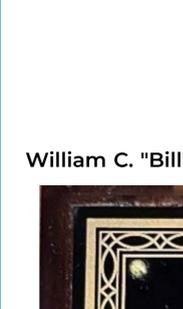


Active Licenses by Profession	As of February 3, 2025
Active Military Exemption	1
Affiliate Broker	29,768
VLS Designated Agent	248
RE Broker	7,140
Real Estate Firm	4,843
Time Share Exempt	153
Time Share Registration	20
Time Share Salesperson	820
Vacation Lodging Service Firms	255
Total	43,248

License Counts	As of February 3, 2025
Retired Licensees	7,037
Retired Firms	38
Suspended Licensees	4,506

DIRECTOR'S NOTE



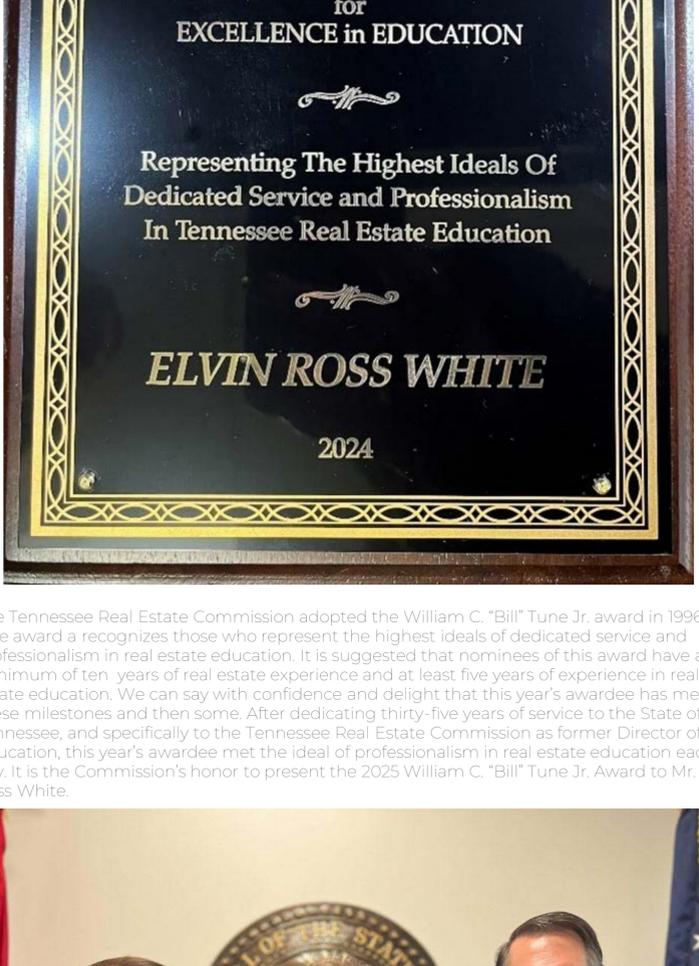
2024 was quite the year for TREC. We have seen promotions, retirements, professional certifications, leadership programs, and the first of its kind high school graduate licensure program.

TREC works to ensure that real estate licensees in Tennessee receive the best customer service and that consumers have resources when needed. From January 1 – December 31, 2024, TREC answered 53,427 calls and messages from the public. TREC revived its audit program and completed over 100 audits in 2024. Additionally, TREC processed over 29,000 initial, renewal, and transfer applications.

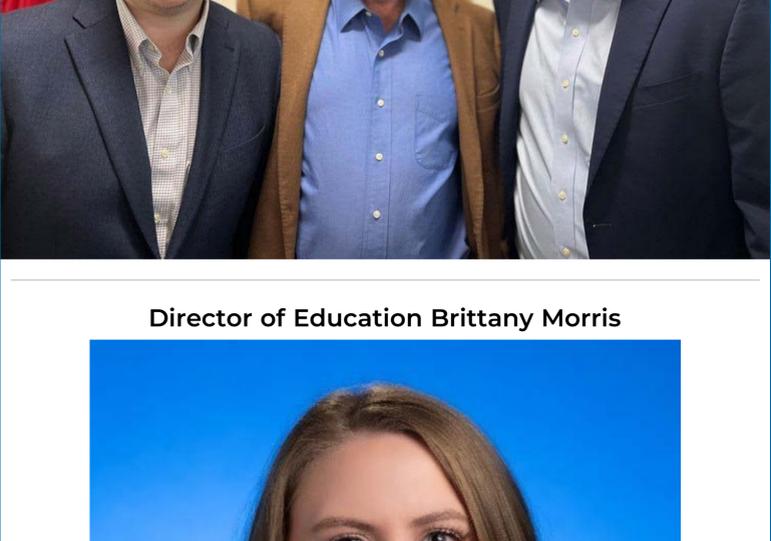
The Tennessee Department of Commerce and Insurance's mission is, "Protecting Tennesseans and empowering professionals." I am honored to do this work alongside the dedicated team members of TREC and those within TDCI that approach their jobs with grace and professionalism to ensure our mission is met.

*Denise Beard Baker - Executive Director
Tennessee Real Estate Commission*

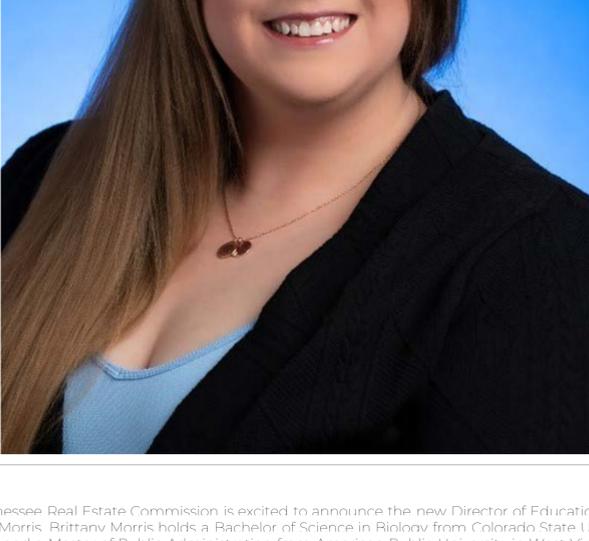
William C. "Bill" Tune, Jr. Award for Excellence in Education Winner



The Tennessee Real Estate Commission adopted the William C. "Bill" Tune Jr. award in 1996. The award recognizes those who represent the highest ideals of dedicated service and professionalism in real estate education. It is suggested that nominees of this award have a minimum of ten years of real estate experience and at least five years of experience in real estate education. We can say with confidence and delight that this year's awardee has met these milestones and then some. After dedicating thirty-five years of service to the State of Tennessee, and specifically to the Tennessee Real Estate Commission as former Director of Education, this year's awardee met the ideal of professionalism in real estate education each day. It is the Commission's honor to present the 2025 William C. "Bill" Tune Jr. Award to Mr. E. Ross White.



Director of Education Brittany Morris



The Tennessee Real Estate Commission is excited to announce the new Director of Education is Ms. Brittany Morris. Brittany Morris holds a Bachelor of Science in Biology from Colorado State University – Pueblo and a Master of Public Administration from American Public University in West Virginia. Brittany has nearly a decade of experience working in the public education sector starting her career as a Recruiter for Mohave Community College in Arizona and then moving on to be a Student Services Coordinator with her alma mater, Colorado State University – Pueblo. In her role at Colorado State University – Pueblo she developed a love for assisting veterans and active-duty military personnel achieve success in education to start a successful career after separating from the military.

In 2018 she moved to Tennessee and began her career with the state at the Tennessee Department of Transportation's Highway Beautification Office as the Outreach Coordinator and then as Program Supervisor. In these roles at TDOT she was responsible for a variety of programs educating Tennesseans on the harmful effects of litter and other beautification topics. Several of the programs she oversaw won multiple regional and national awards for their innovation and success. Ms. Morris is looking forward to continuing her career with the State of Tennessee by serving the real estate professionals of Tennessee.

Transferring your real estate license?

Transferring real estate firms? [The transfer, release, and change of status form](#) is for **active** real estate agents who are transferring firms.

Requirements:

- Twenty-five-dollar (\$25.00) fee;
- Active errors or omissions insurance; and
- TREC form signed by all parties (**MUST HAVE ALL REQUIRED SIGNATURES OR WILL NOT BE PROCESSED**). In lieu of the releasing broker's signature, affiliate brokers and brokers may submit an "Affidavit for Release" form.

Tenn. Comp. R. & Regs. 1260-02-.02(2) requires within ten (10) days after the date of release, the licensee shall complete the required administrative measures for either change of affiliation or retirement. The licensee shall not engage in any activities defined in § 62-13-102 until a change of affiliation is received and processed by the Commission.

[A link to the Commission's forms page can be found here.](#)

Legal Notes:

Biennially, eighty percent (80%) of the Commission's licensees renew their errors and omissions ("E&O") insurance policies. This cycle began with a policy expiration date of December 31, 2024. On January 31, 2025, the Commission suspended licensees that failed to provide proof of an active E&O insurance policy as required by Tenn. Code Ann. § 62-13-112(j)(1). Those suspended licensees have until March 2, 2025, to provide proof of E&O insurance to the Commission without incurring a monetary penalty. The following penalty schedule will apply **for affiliated licensees**

	3/3/25 -5/31/25	6/1/25 -6/30/25	7/1/25 -7/31/25	8/1/25 -8/31/25	9/1/25 -9/30/25	10/1/25 -10/31/25	11/1/25 -11/30/25	12/1/25 -12/31/25
Back-dated	\$200	\$500	\$600	\$700	\$800	\$900	\$1000	\$1100
NOT back-dated	\$400	\$500	\$600	\$700	\$800	\$900	\$1000	\$1100
Retired or broker-released	\$200	\$500	\$600	\$700	\$800	\$900	\$1000	\$1100

Tenn. Comp. R. & Regs. 1260-01-16(2)(a) provides principal brokers, at all times, shall ensure affiliated licensees hold E&O insurance as required by law. A failure to do so shall constitute failing to exercise adequate supervision over the activities of a licensed affiliated broker. Beginning March 3, 2025, principal brokers whose affiliated licensees reinstate their licenses will begin to incur civil penalties and a correspondent consent order. The following civil penalty schedule will apply **for principal brokers**

	3/3/2025 – 5/31/2025	6/1/2025 – 12/31/2025
Back-dated	\$200	\$1,000
NOT back-dated	\$400	\$1,000
Retired or broker-released	\$200	\$1,000

The Commission will issue suspension letters to those licensees and their principal brokers, one (1) letter to the affiliate broker's home address on file with the Commission, one (1) letter to the affiliate broker's firm address on file with the Commission, and one (1) letter to the principal broker's firm address on file with the Commission. Those licensees currently suspended due to failure to provide proof of current and active E&O should submit their proof to the Commission at trec.ec@tn.gov.

Lastly, two (2) rulemaking packages are pending before the Commission. First, the rules for the updates to temporary retirement, or Tenn. Code Ann. § 62-13-318, are under review with the Office of Attorney General. The second rulemaking package containing amendments following the Department's retrospective review, is with the Governor's Office for final review prior to submission to the Office of Attorney General. Following review and approval from the Office of Attorney General, both rulemaking packages will be submitted to the Secretary of State's Office for promulgation. After a final review and approval from the General Assembly's Joint Government Operations Committee, the rules will become effective ninety (90) days after filing with the Secretary of State.

Enroll Online - Quick and Easy at www.risecolor.com

2025 COMMISSION MEETINGS

Date	Time	Location	Event
4/9/2025	8:30am	Greater Chattanooga Realtors® 2963 Annicola Highway Chattanooga, TN 37406	Commission Meeting
4/10/2025	8:30am	Greater Chattanooga Realtors® 2963 Annicola Highway Chattanooga, TN 37406	Formal Hearing
6/11/2025	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Commission Meeting
6/12/2025	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Formal Hearing
8/6/2025	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Commission Meeting
8/7/2025	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Formal Hearing
10/16/2025	8:30am	West TN	Commission Meeting
10/17/2025	8:30am	West TN	Formal Hearing
12/17/2025	8:30am	Davy Crockett Tower, Room 1-A 500 James Robertson Parkway Nashville, TN 37243	Commission Meeting
12/18/2025	8:30am	Davy Crockett Tower, Room 1-A 500 James Robertson Parkway Nashville, TN 37243	Formal Hearing

DISCIPLINARY ACTION REPORTS

Respondent	Location	Violation	Action	Date
Annette Stafford	Lebanon, TN	Advertising violation	\$500 civil penalty	10/11/2024
Matthew Cowan	Germantown, TN	Failure to respond to a complaint	\$1,000 civil penalty	10/11/2024
Louise L. Percer	Cordova, TN	Failure to respond to a complaint	\$1,000 civil penalty	10/22/2024
Dustin Sherlin	Cleveland, TN	Failure to exercise reasonable skill and care in providing services to all parties in a transaction	\$500 civil penalty	10/21/2024
Dustin Sherlin	Cleveland, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	10/21/2024
Amber Garcia Stormberg	Franklin, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	10/30/2024
Amber Garcia Stormberg	Franklin, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	10/30/2024
November 2024				
Respondent	Location	Violation	Action	Date
Charles Spencer Montgomery	Murfreesboro, TN	Advertising violation	\$500 civil penalty	11/13/2024
Dana Newsome	Kingport, TN	Failure to exercise reasonable skill and care	\$500 civil penalty	11/22/2024
Debra S. Burts	Clarksville, TN	Failure to exercise reasonable skill and care in providing services to all parties in a transaction	\$1,000 civil penalty	11/22/2024
Durrell Lewis	Nevada, KY	Failure to exercise reasonable skill and care to all parties in a transaction	\$500 civil penalty	11/21/2024
Ronald A. "Ron" Wils	Centerville, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$500 civil penalty	11/22/2024
Ashley Nicole Cross	Chattanooga, TN	Unauthorized Practice of Law	\$500 civil penalty	11/6/2024
Jeff Michael Swazey	Franklin, TN	Failure to respond to a complaint	\$1,000 civil penalty	11/15/2024
Thomas "Tom" G. Andrews, III	Nashville, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	11/15/2024
Louise L. Percer	Cordova, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	11/25/2024
Louise L. Percer	Cordova, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	11/25/2024
Louise L. Percer	Cordova, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	11/25/2024
Jeff Michael Swazey	Franklin, TN	Failure to respond to a complaint	\$1,000 civil penalty	11/25/2024
Jeff Michael Swazey	Franklin, TN	Failure to respond to a complaint	\$1,000 civil penalty	11/25/2024
Louise L. Percer	Cordova, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	11/25/2024
Louise L. Percer	Cordova, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	11/25/2024
Louise L. Percer	Cordova, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	11/25/2024
Travis Derrill Patterson	Memphis, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$500 civil penalty	11/25/2024
David Kent Realty Auction	Lewisburg, TN	Employing an unlicensed affiliate	\$1,000 civil penalty	11/12/2024
Ville Real Estate Co	Nashville, TN	Failure to respond to a complaint	\$1,000 civil penalty	11/15/2024
December 2024				
Respondent	Location	Violation	Action	Date
Samuel "Sam" A. Backmon	Columbia, TN	Advertising violation	\$500 civil penalty	11/13/2024
Robert Jason Nicewarmer	Franklin, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	1/8/2025
Mena Abdelmalak	Mount Juliet, TN	Failure to exercise reasonable skill and care to all parties in a transaction	\$500 civil penalty	1/27/2025
Ruby Michelle Andraca	Nashville, TN	Advertising violation	\$500 civil penalty	1/27/2025
Rachel Gayle Orlando	Greenville, TN	Failure to exercise reasonable skill and care in providing services to all parties in a transaction	\$500 civil penalty	1/8/2025
John J. Griswold	Nashville, TN	Failure to respond to a complaint	\$1,000 civil penalty	1/24/2025
Stacy Leanne Hurd	Lucasas, TN	Unlicensed activity	\$1,000 civil penalty	1/15/2025
Jamie Marie Reus	Sparta, TN	Failure to act with honesty and good faith to all parties in a transaction	\$1,000 civil penalty and six (6) hour CORE course	1/15/2025
Thomas G. Andrews, III	Nashville, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	1/23/2025
Thomas G. Andrews, III	Nashville, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	1/23/2025
Thomas G. Andrews, III	Nashville, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	1/23/2025
Lauren Elizabeth Tygard	Cleveland, TN	Advertising Violation	\$500 civil penalty	1/6/2025
Tiffany M. Young	Murfreesboro, TN	Advertising Violations	\$450 civil penalty	1/3/2025
Louise L. Percer	Cordova, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	1/14/2025

Contact TREC: Phone: 615-741-2273 | Email: trec.info@tn.gov
Mailing Address: Tennessee Real Estate Commission, 500 James Robertson Pkwy, Nashville, TN 37243-1141
Office Hours: M-F 8:00am-4:30pm, CLOSED on all State Holidays

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ABOUT THE TENNESSEE DEPARTMENT OF COMMERCE AND INSURANCE
 Fostering fair marketplaces, public safety, and consumer education that promote the success of individuals and businesses while serving as innovative leaders. Our divisions include the State Fire Marshal's Office, Insurance, Securities, Regulatory Boards, Tennessee Law Enforcement Training Academy, Tennessee Emergency Communications Board and TennCare Oversight.