

# Hot Topics in Real Estate 2024

November 8, 2024 – A Virtual CLE Event

**Total Credits:** 4 General, 2 Dual



This year's Hot Topics in Real Estate will take place virtually, allowing you to learn from the comfort of your home or office. The program, produced in cooperation with the Tennessee Land Title Association, is a staple for Tennessee dirt lawyers, designed to keep you on the cutting edge of developments in your practice. Topics include powers of attorney, the new FINCEN rules, A.I., and the annual case law and legislative updates. Don't miss this annual favorite!

9:00 – 10:00 a.m. CT

## **Fundamentals: Proper Use of Powers of Attorney**

*This presentation will cover best practices relating to the use and preparation of powers of attorney (POA) for real property transactions. We will discuss the necessary parties to a POA, types of POAs, and recommended procedures for proper use of POAs. The presentation will also outline how to investigate and verify POAs involved in real property transactions, as well as common issues related to recording, execution, and other important considerations and how to avoid them.*

Ryan Martinez, Alliant National Title Insurance

10:00 – 11:00 a.m.

**DUAL**

## **Navigating the AI Frontier for Real Estate Lawyers: Legal Risks and Opportunities**

*This session will explore how attorneys can effectively balance the strategic advantages and inherent risks of integrating AI. We'll cover:*

- *What AI is and its practical applications*
- *Key risks and considerations to address before implementing AI*
- *AI governance frameworks and compliance*

*Attendees will gain valuable insights on managing AI while mitigating legal concerns.*

Barbara Bennett, Frost Brown Todd

Matt White, Baker Donelson

11:00 – 11:15 a.m.

**Break**

11:15 a.m. – 12:15 p.m.

## **Real Estate Title Rundown 2024: Case Law Update**

*An overview of recent case law updates in Tennessee related to real estate and title insurance to provide the practitioner with insight as to current trends or recent changes in Tennessee as it relates to real property. The cases reviewed will touch on a several areas of the law including probate, estate planning, foreclosure, divorce, contract law, bankruptcy, and general real estate law.*

Al Frazier, Fidelity National Title Insurance Company

12:15 – 1:00 p.m.

**Lunch Break**

1:00 – 2:00 p.m.

**Complying with FINCEN Beneficial Ownership Information and Real Estate Reporting Rules**

*This presentation will cover the recent changes in rules by the U.S. Treasury Department's Financial Crimes Enforcement Network (FINCEN). We will discuss the Beneficial Ownership Information reporting rule pursuant to the Corporate Transparency Act, relating to entities involved in real property transactions. The presentation will also outline the new FINCEN real estate reporting rule under the Bank Secrecy Act for non-exempt transfers without a mortgage or other financial institution financing, which is set to become effective on December 1, 2025.*

**Ryan Martinez, Alliant National Title Insurance**

2:00 – 2:15 p.m.

**Break**

2:15 – 3:15 p.m.

**Politics and Government in Real Estate**

*This session will provide the legislative update and outlook for the 2025 session of the Tennessee General Assembly. It will also include a review of bills considered and/or passed as legislation in the 2024 session.*

**Chuck Welch, Farris Bobango**

3:15 – 4:15 p.m.

**DUAL**

**Welcome to the Future: Artificial Intelligence and Legal Ethics**

*This session explores the intersection of generative artificial intelligence (GAI) and legal ethics, examining the evolving challenges lawyers face in a digital landscape increasingly shaped by AI tools. From issues of bias in algorithmic decision-making to the ethical responsibilities surrounding client confidentiality, this talk will equip legal professionals with the insights needed to navigate these emerging technologies while adhering to ethical obligations. Participants will leave with a foundational understanding of the implications of GAI on legal practice and strategies for maintaining ethical standards in the face of technological innovation.*

**Dr. Susan Tanner, University of Louisville**