

## TENNESSEE THIRTY (30) DAY NOTICE TO QUIT

TO TENANT(S): \_\_\_\_\_  
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED  
AT: \_\_\_\_\_  
\_\_\_\_\_ City: \_\_\_\_\_, State: Tennessee, Zip Code: \_\_\_\_\_

PLEASE TAKE NOTICE that you or others in possession of the premises have violated the rental agreement dated \_\_\_\_\_ in the following manner:

Lease Violation(s) at the Premises: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total Balance Due: \$ \_\_\_\_\_. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction, nor does it create or reinstate tenancy.

Please take notice that you and all other occupants must move out and deliver possession of the premises to the undersigned Landlord within thirty (30) days. Your rental agreement shall terminate on \_\_\_\_\_.

If you and all other occupants fail to move out and deliver possession of the premises by the termination date specified above, legal action may be taken to evict you from the premises and to recover all unpaid rent, costs for damages to the premises, if any, and any other remedies available under Tennessee law.

**THIS NOTICE IS IN ACCORDANCE WITH TENNESSEE CODE § 66-7-109(b).**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Signature of Landlord)

\_\_\_\_\_  
(Landlord's Printed Name)

\_\_\_\_\_  
(Landlord's Address, City, State, Zip Code)

\_\_\_\_\_  
(Landlord's Telephone Number)

**DECLARATION OF SERVICE OF  
NOTICE TO QUIT**

I, \_\_\_\_\_, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of \_\_\_\_\_, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On \_\_\_\_\_, 20\_\_\_\_, at approximately \_\_\_\_\_ am/pm, I served a Notice to Quit to the Premises located at:

\_\_\_\_\_, in \_\_\_\_\_ County,  
Tennessee, State, by:

- a) personally handing a true and correct copy to \_\_\_\_\_, tenant under The Lease, (hereinafter the "Tenant"); **OR**
- b) personally handing a true and correct copy to \_\_\_\_\_, a person of suitable age and discretion who was then resident therein, accepting same on behalf of Tenant, and mailing a copy of the notice addressed to the Tenant; **OR**
- c) posting a copy of the Notice to Quit in a conspicuous place at the premises, there being no one of suitable age and discretion located on the premises, and mailing a copy of the notice addressed to the Tenant; **OR**
- d) sending the notice electronically in accordance with the Rules of Civil Procedure.

I declare under penalty of perjury of the laws of the State of Tennessee that the foregoing is true and correct.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the city of \_\_\_\_\_,  
Tennessee.

\_\_\_\_\_, Declarant  
(Signature)

\_\_\_\_\_  
(Print Name)