

# TENNESSEE NOTICE TO QUIT

Date: \_\_\_\_\_ (mm/dd/yyyy)

To: \_\_\_\_\_ (Tenant Name(s))

From: \_\_\_\_\_ (Landlord / Agent Name)

Rental Address (the "Premises"):

Street: \_\_\_\_\_ Unit #: \_\_\_\_\_

City: \_\_\_\_\_ State: Tennessee

In accordance with your lease agreement signed on \_\_\_\_\_ (mm/dd/yyyy) and the laws mandated by the State of Tennessee, the recipient of this notice is hereby required to do the following within \_\_\_\_\_ (#) days after receiving said notice (check the appropriate box):

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## - NON-PAYMENT OF RENT

Pay to the undersigned the rent for the Premises hereinafter described of which the total rent now due is (check all that apply):

- Unpaid / Late Rent: \$ \_\_\_\_\_

- Penalties / Late Fees: \$ \_\_\_\_\_

- Other: \$ \_\_\_\_\_

**Total amount due:** \$ \_\_\_\_\_

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## - LEASE / LAW VIOLATION

- Remedy the violation, described as: \_\_\_\_\_.

You shall notify the landlord within the notice period that the violation has been cured OR quit and deliver possession of the Premises.

- Quit and deliver possession of the Premises due to an illegal act committed on the Premises consisting of \_\_\_\_\_; therefore, your tenancy is hereby **terminated**.

- **MONTH-TO-MONTH TENANCY TERMINATION**

You are hereby notified that the tenancy will be terminated in \_\_\_\_\_ (#) days, effective \_\_\_\_\_ (mm/dd/yyyy).

The Tenant(s) agree(s) to arrange for all utilities to be turned OFF upon move-out. If the Landlord would like to transfer the accounts to their name, they should inform the Tenant(s) as soon as possible.

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YOU ARE FURTHER NOTIFIED THAT if you fail to perform or otherwise comply with the demands in this notice, the Landlord may file legal proceedings and a judgment may be made against you. Any judgment may also include the Landlord's costs and attorneys' fees for filing an eviction action.

Landlord / Agent Signature: \_\_\_\_\_

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**CERTIFICATE OF SERVICE**

I certify that on \_\_\_\_\_ (mm/dd/yyyy) I served this notice to \_\_\_\_\_ (Tenant / Recipient name) by:

- Delivering it personally to the person in possession of the Premises.
- Delivering it to the Premises to a member of the Tenant's family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession of the Premises.
- Certified first-class mail addressed to the person in possession of the Premises.

Landlord / Agent Signature: \_\_\_\_\_