

# TENNESSEE 30 DAY NOTICE TO QUIT (NON-COMPLIANCE)

Date: \_\_\_\_\_

To: \_\_\_\_\_ & All other Occupants

\_\_\_\_\_

\_\_\_\_\_

You are hereby notified to quit and deliver up on or before thirty (30) days after your receipt of this notice, unless the following violation is rectified \_\_\_\_\_ within thirty (30) days, the premises that you occupy as their tenant, to wit:

The entire premises located at:

\_\_\_\_\_, Apartment # (if applicable) \_\_\_\_\_  
(Street Address)

\_\_\_\_\_, (City) \_\_\_\_\_, (State) \_\_\_\_\_, (Zip) \_\_\_\_\_

together with all the landlord's appurtenances thereto belonging.

If you remain in the above unit on the date specified for termination, we may seek to enforce termination only by bringing a forcible entry and detainer, at which time you may present a defense; you may be required to pay court costs and attorneys fees if it is instituted.

According to § 66-7-109 you have a right to prevent termination by curing the above stated lease violation within the thirty (30) day period. If not, you will have to leave the property along with all your possessions at the end of the term.

If any tender of monies or payments does not comply with the requirements noted above or otherwise cure or excuse the breach as provided by law, any monies paid by you after the date of this notice shall be accepted for use and occupancy only and not for rent, shall not waive this notice or any subsequent eviction, nor shall it create or reinstate any tenancy.

You are hereby notified to produce this notice at any court where this case may be heard.

Sincerely,

\_\_\_\_\_  
Landlord / Property Manager Signature

Phone Number: \_\_\_\_\_

Date: \_\_\_\_\_