

# Tennessee Eviction Notice Set

General template, not legal advice. Have a Tennessee attorney review before use. Last reviewed October 29, 2026.

How to use this set: pick the one notice that fits the situation. Every state sets its own notice periods, required wording and delivery methods, and some cities add more. A notice with the wrong period, amount or delivery method can be thrown out and force you to start over. These notices do not let a landlord remove a tenant; only a court order carried out by a law officer can do that.

## Notice 1: Notice to pay rent or quit

Date of notice

Tenant name or names and all other occupants

Property address and unit

City, county and state

To the tenants named above: you are behind on rent for the home listed above. The rent now due is:

| Rental period (from and to) | Rent due | Amount paid | Balance due |
|-----------------------------|----------|-------------|-------------|
|                             |          |             |             |
|                             |          |             |             |
| Total rent due              |          |             |             |

Within \_\_\_\_\_ (Number of days in the notice period) days after this notice is delivered, you must either pay the total rent due of \$\_\_\_\_\_ (Total rent due) or move out and return possession of the home. If you do neither, the landlord may file an eviction case against you in court.

Pay to: \_\_\_\_\_ (Name of person to pay) at \_\_\_\_\_ (Address or payment portal), by \_\_\_\_\_ (Accepted payment methods), between \_\_\_\_\_ (Hours and days payment is accepted). The total above includes rent only. It does not include late fees, utilities or other charges unless Tennessee law allows them in this notice.

Notice period for unpaid rent in Tennessee: In covered counties, the landlord gives written notice that the lease will end unless the rent or other amount due is paid within 14 days, unless the written lease waives that notice for nonpayment. (Tenn. Code Ann. 66-28-505)

If you have questions or need help, you may contact a local legal aid office or tenant help line. Rental assistance may be available in your area.

\_\_\_\_\_  
Landlord or agent signature

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Date

## Notice 2: Notice to cure or quit

\_\_\_\_\_  
Date of notice

\_\_\_\_\_  
Tenant name or names and all other occupants

\_\_\_\_\_  
Property address and unit

\_\_\_\_\_  
Lease date

To the tenants named above: you are violating your lease in the following way:

\_\_\_\_\_  
Lease section broken

\_\_\_\_\_  
What happened, with dates

\_\_\_\_\_  
What must be done to fix it

Within \_\_\_\_\_ (Number of days in the notice period) days after this notice is delivered, you must fix the violation as described above or move out and return possession of the home. If the violation is not fixed and you do not move out, the landlord may file an eviction case against you in court.

Notice period for lease violations in Tennessee: For a breach that cannot be cured by payment, the notice may end the lease at least 14 days after receipt; a repeat of the same breach within six months allows 7 days, and violent or dangerous conduct allows 3 days. (Tenn. Code Ann. 66-28-505 and 66-28-517)

\_\_\_\_\_  
Landlord or agent signature

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Date

## Notice 3: Unconditional notice to quit

Use only where Tennessee law allows a notice that does not offer a chance to pay or fix the problem, such as repeated violations, serious damage, or illegal activity at the home. Many states limit when this notice may be used, and some do not allow it for residential tenants at all. Check first.

\_\_\_\_\_  
Date of notice

\_\_\_\_\_  
Tenant name or names and all other occupants

Property address and unit

Lease date

To the tenants named above: your tenancy is ended. You must move out and return possession of the home by \_\_\_\_\_ (Date to move out, at least the period required by law). This notice is given for the following reason:

Reason, with dates and facts

Law or lease section that allows this notice

If you do not move out by that date, the landlord may file an eviction case against you in court.

Notice rules without a chance to cure in Tennessee: In covered counties either side can end a month to month tenancy with written notice at least 30 days before the rent date named in the notice, and a week to week tenancy with 10 days; no reason is required. (Tenn. Code Ann. 66-28-512)

Landlord or agent signature

Printed name

Date

## Proof of service

I am over 18 and I delivered a copy of the notice checked below to the tenants named on it.

- ☐ Notice to pay rent or quit
- ☐ Notice to cure or quit
- ☐ Unconditional notice to quit
- ☐ Personal delivery to \_\_\_\_\_ (Name of person served) on \_\_\_\_\_ (Date and time)
- ☐ Left with a person of suitable age at the home, \_\_\_\_\_ (Name), on \_\_\_\_\_ (Date and time), and mailed a copy on \_\_\_\_\_ (Date)
- ☐ Posted on the door of the home on \_\_\_\_\_ (Date and time) and mailed a copy on \_\_\_\_\_ (Date)
- ☐ Certified or first class mail on \_\_\_\_\_ (Date), if the law allows service by mail

I declare that the above is true and correct.

Person who served the notice signature

Printed name

Date

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