

## **TENNESSEE QUIT CLAIM DEED**

The Tennessee Quit Claim Deed transfers your interest in a property to a buyer. This type of deed offers no protections to the buyer.

The quit claim deed **MUST BE NOTARIZED**. Both you and the buyer will be required to show a valid form of identification to the notary.

Most deed disputes involve a quit claim deed. Unless you're willing to spend hours in a courtroom, do not execute this type of deed unless you're absolutely positive you have all legal rights to sell the property and that there are no issues with ownership or property boundaries and that there are no liens on the property.

This Instrument prepared by: \_\_\_\_\_

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that \_\_\_\_\_ on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for and in consideration of the sum of \_\_\_\_\_ Dollar(s), do(es) hereby bargain, sell, release, remise, quit claim and convey unto \_\_\_\_\_ all \_\_\_\_\_ right, title and interest in \_\_\_\_\_ and to the following described real estate, to wit:

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF TENNESSEE  
COUNTY OF \_\_\_\_\_

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared \_\_\_\_\_ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that \_\_\_\_\_ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is \$ \_\_\_\_\_.

\_\_\_\_\_  
Affiant

STATE OF TENNESSEE  
COUNTY OF \_\_\_\_\_

Subscribed and sworn before me this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires:

The following information is not a part of this Deed:

Property Address: \_\_\_\_\_

Owner's Name and Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parcel Number \_\_\_\_\_

Mail Tax Bills to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_