



## Claire T. Tuley

Associate

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Ms. Tuley regularly represents health care lenders and owner/operators of long term care and seniors housing facilities in acquisitions, dispositions, and financing transactions. Ms. Tuley works on all phases of a transaction, including corporate formation, due diligence, and coordination with local counsel. She also does extensive work representing national health care lenders in balance sheet and bridge-to-HUD loans and mezzanine loans.

Prior to law school, Claire worked as a paralegal at Baker Donelson and cultivated considerable experience assisting clients in large-scale financing transactions.



### Representative Matters

- Represented a health care lender in a mezzanine loan portfolio secured by ten skilled nursing facilities.
- Represented a long term care owner and operator in the management transfer of twelve skilled nursing and assisted living facilities, including negotiation of amendments to loan documents among five mortgage lenders and an accounts receivable lender.
- Represented an international client in the sale of the real estate and operations of an assisted living facility.
- Represented a health care lender in a bridge-to-HUD loan secured by four skilled nursing facilities.
- Closed a complex mezzanine loan to finance a Florida health care facility on behalf of a senior housing lender.
- Closed a \$2.8 million acquisition of a Florida hotel on behalf of a real estate development company.
- Represented an investment firm in the \$10.5 million sale of its Florida nursing home property.



### Professional Honors & Activities

- Recipient – Chattanooga Bar Association's Volunteer Lawyer of the Year Award (2025)
- Member – Chattanooga Bar Association Young Lawyers Division Board (2024-present)
- Women's Team Advisory Board Member – Chattanooga Football Club
- Supporter-Elected Board Member – Chattanooga Football Club (2019 – 2021)
- Member – Southeast Tennessee Lawyers Association for Women Board



### Publications

- "Five Steps Every Operator Should Take Before a Sale (Even If You Aren't Planning to Sell)" (April 2022)
- "Entities, E-Filing, and Errors," *Transactions: The Tennessee Journal of Business Law* (2018)



## Speaking Engagements

- Panelist – "Doing Your Best Virtually: A Panel Discussion on How to Be Your Best in the Virtual Legal World," Tennessee Bar Association 2024 Convention (June 2024)
- "Attorney Wellness Inside and Out: a Two-Part Panel Discussion on How to Improve Your Own Well Being and the Impact of Mentoring on Group Well Being," Tennessee Bar Association 2023 Convention (June 2023)
- "Don't Be the Wicked Stepmother: Managing Non-Attorney Staff and the Ethical Limits of the Work They Can Do," Southeastern States Young Lawyers Regional Summit (September 2022)



## Webinars

- Sales of Long Term Care Facilities: Successful Planning and Execution in Today's Market (March 2023)



## Education

- University of Tennessee, J.D., 2018, with honors
  - Acquisitions Editor, *Tennessee Law Review*
  - Executive Editor, *Transactions: The Tennessee Journal of Business Law*
- University of Mary Washington, B.A. in History, 2011, magna cum laude



## Admissions

- Tennessee, 2018