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How to Revoke Your Georgia Transfer-on-Death Deed

O.C.G.A. § 44-17-4 • Formatted for recording

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DEED.

About this form. Use this form to **cancel the beneficiary designation** in a recorded Georgia transfer-on-death deed. You do not need the beneficiary's consent or signature. To name new beneficiaries instead, you can simply record a new transfer-on-death deed, which automatically revokes earlier ones.

1. **Recording information (top of first page)**
   Enter who prepared the deed and where the Clerk should mail it after recording. Leave the box on the right blank for the Clerk.
2. **Identify the TOD deed**
   Copy the date, recording date, Deed Book and Page, county, and the beneficiaries from your recorded TOD deed.
3. **Describe the property**
   Copy the legal description from the TOD deed or your ownership deed.
4. **Sign before a witness AND a notary**
   Every Georgia deed is signed in front of one unofficial witness and a notary public at the same time. Do **not** sign ahead of time and bring a current government-issued photo ID. **Need a witness? Our notary can bring one for an additional fee.**

Signing requirements: Signed by the record owner before one unofficial witness and a notary, and recorded before the owner's death (O.C.G.A. § 44-17-4).

After It's Signed

- Record it with the Clerk of Superior Court in the county where the property is located. The revocation is effective only if recorded **before** the owner's death.
- A will cannot revoke a recorded TOD deed; only a recorded revocation or a later TOD deed can.

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Have questions about revoking your TOD Deed? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

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After recording, return to:

This instrument prepared by:

Space above 3" reserved for Clerk's recording use

Tax parcel ID number

STATE OF GEORGIA
COUNTY OF

REVOCATION OF TRANSFER-ON-DEATH DEED

O.C.G.A. § 44-17-4

RECORD OWNER(S)

Full legal name(s) of record owner(s)

Address (street, city, state, ZIP)

TRANSFER-ON-DEATH DEED BEING REVOKED

Date of transfer-on-death deed

Date recorded

Deed Book

Page

County where recorded

Grantee beneficiary(ies) designated in that deed

The transfer-on-death deed affects the following described real property:

Street address of the property (if any)

Legal description (copy exactly from the prior deed; attach as Exhibit A if more space is needed)

☐ The legal description is attached as **Exhibit A** and made a part of this deed.

REVOCATION

The undersigned record owner(s) hereby **revoke(s)**, as to each signing owner's interest, the designation of grantee beneficiary or beneficiaries made in the transfer-on-death deed described above. This instrument conveys no interest in the real property. Under O.C.G.A. § 44-17-4, the signature, consent or agreement of, or notice to, any grantee beneficiary is not required, and this revocation is effective upon recording in the office of the clerk of superior court of the county where the real estate is located, prior to the death of the record owner.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20____.

Record owner

Signed, sealed and delivered in the presence of:

_____
Unofficial witness (signature)

Unofficial witness (printed name)

_____
Notary Public (official witness)

My commission expires: _____

X _____ (SEAL)
Signature of record owner

Printed name of record owner

Notary seal

Second record owner (if any)

Signed, sealed and delivered
in the presence of:

_____	**X** _____ (SEAL)
Unofficial witness (signature)	Signature of second record owner
Unofficial witness (printed name)	Printed name of second record owner
_____	Notary seal
Notary Public (official witness)	
My commission expires: _____	

Each signature above must be signed in the presence of an unofficial witness and a notary public (official witness), who sign at the same time (O.C.G.A. §§ 44-2-15, 44-5-30). The unofficial witness cannot be a party to this instrument.