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How to Complete Your Texas Cancellation of Transfer on Death Deed

Cancellation of Transfer on Death Deed (Texas Estates Code Section 114.057)

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

About this form. Use this form to cancel (revoke) a Texas transfer on death deed you previously signed and recorded, so the named beneficiaries will no longer receive the property at your death.

1. **Identify the deed (Page 1)**
   Enter your name, the legal description, and the recording information for the transfer on death deed you are canceling.
2. **Sign in front of a notary (Page 1)**
   A cancellation must be signed and acknowledged like a deed. Do not sign ahead of time. Bring a current, government-issued photo ID.
3. **Record it before death (required)**
   The cancellation is effective **only if recorded** with the county clerk in the county where the property is located **before your death**.

After It's Signed

- Keep a recorded copy with your estate planning papers and let your former beneficiaries know if appropriate.
- To name different beneficiaries instead, you may record a new Transfer on Death Deed, which also revokes the earlier one. We have a free form.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**. Main headquarters: 2315 Capitol Avenue, Sacramento, CA 95816.

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(Space reserved for county clerk recording information)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

After recording, return to:

Name

Mailing address (street, city, state, ZIP)

CANCELLATION OF TRANSFER ON DEATH DEED

(Texas Estates Code Section 114.057)

1. Owner (transferor) making this cancellation:

Printed name

Mailing address

2. Legal description of the property:

County where property is located

3. Transfer on death deed being canceled:

Date signed

Recording information (instrument or document number)

4. Cancellation: I cancel and revoke all my previous transfers of this property by transfer on death deed.

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Date

X

Signature of owner (transferor)

Printed name

X

Signature of co-owner (if any)

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF §

This instrument was acknowledged before me on

Date

by (name of owner(s))

X

Notary Public, State of Texas

(Notary seal)

Notary's printed name

Notary ID number

My commission expires

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