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How to Complete Your Texas Transfer on Death Deed

Revocable Transfer on Death Deed (Texas Estates Code Chapter 114)

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

About this form. A transfer on death deed lets you name who will receive your Texas real property when you die, **without probate**, while you keep complete ownership and control during your life.

1. **Owner and property (Page 1)**
   Enter your name and mailing address and the **full legal description** exactly as it appears on your current deed.
2. **Name beneficiaries (Page 1–2)**
   Name who receives the property at your death and how they share it. You may name alternates if a primary beneficiary does not survive you.
3. **Sign in front of a notary (Page 2)**
   Texas requires a transfer on death deed to be signed and acknowledged like any other deed. Do not sign ahead of time. Bring a current, government-issued photo ID.
4. **Record it before death (required)**
   The deed is effective **only if it is recorded** with the county clerk in the county where the property is located **before your death**. Record it right away.

After It's Signed

- Nothing transfers while you are alive. You keep full ownership and may sell, mortgage, or change the property, and you may revoke the deed at any time.
- To change beneficiaries, record a new transfer on death deed or a Cancellation of Transfer on Death Deed. A will cannot revoke it. We have a free cancellation form.
- After your death, the beneficiary usually records an affidavit with a certified death certificate to show the transfer.
- A deed form does not prove who owns the property or whether there are liens. For a sale or loan, a title company and title insurance are strongly recommended.

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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)

REVOCABLE TRANSFER ON DEATH DEED

(Texas Estates Code Chapter 114)

1. Owner (transferor) making this deed:

Printed name

Mailing address

2. Legal description of the property:

County where property is located

State

Legal description (attach Exhibit A if more space is needed)

Commonly known as (street address, for reference only)

3. Primary beneficiary or beneficiaries:

I designate the following beneficiary or beneficiaries if the beneficiary or beneficiaries survive me:

Printed name	Mailing address	Share (optional)
Printed name	Mailing address	Share (optional)
Printed name	Mailing address	Share (optional)

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4. Alternate beneficiary or beneficiaries (optional):

If no primary beneficiary survives me, I designate the following alternate beneficiary or beneficiaries if the alternate beneficiary or beneficiaries survive me:

Printed name	Mailing address	Share (optional)

Printed name	Mailing address	Share (optional)

5. Transfer on death:

At my death, I grant and convey to the beneficiaries named above who survive me all of my interest in the property described above, to have and to hold it to them. Unless shares are stated above, surviving beneficiaries of the same class take in equal shares. If no primary or alternate beneficiary survives me, this transfer on death deed is canceled.

6. Statements:

This transfer on death deed is revocable. It does not transfer any ownership until my death. It revokes all my prior transfer on death deeds concerning this property. Before my death, I have the right to revoke this deed. To be effective, this deed must be recorded before my death in the deed records of the county where the property is located.

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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