

TEXAS QUIT CLAIM DEED

The Texas 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.

QUITCLAIM DEED

STATE OF TEXAS
COUNTY OF _____

_____ [name(s)
of grantor(s)], of _____ County, Texas, for and in consideration of the sum of
_____ dollar(s) (\$ _____) paid by the Grantee(s) named in this deed, the receipt of which is
hereby acknowledged, _____ [has/have] quitclaimed, and by this instrument does
quitclaim, to _____
[name(s) of grantee(s)], of _____ County, Texas, all of _____ [his/her/their]
right, title and interest in and to the real property situated in _____ County,
Texas, and described as: *[Insert legal description/address of property.]*

Grantor(s) grants, to have and to hold, all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to _____
[his/her/their] heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal
representatives, or assigns shall have, claim, or demand any right or title to the property,
premises, or appurtenances, or any part thereof.

EXECUTED on _____ [date].

[Signature of Grantor One]

[Typed or printed name]

[Signature of Grantor Two]

[Typed or printed name]

Name & Address of Grantee(s):

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ [name(s) of grantor(s)]
known to me to be the person(s) whose name(s) _____ [is/are] subscribed to the foregoing
instrument, and acknowledged to me that _____ [he/she/they] executed the same for the
purposes and consideration therein expressed.

This instrument was acknowledged before me on _____ [date] by
_____ [name(s) of grantor(s)].

[Signature of Notary Public]

[Typed or printed name]
Notary Public in and for the State of Texas
My commission expires: _____