

**State of Georgia**  
**County of Forsyth**

Transfer-on-Death Deed Under O.C.G.A. 44-17-3

THIS INDENTURE is this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_ ,

A resident of \_\_\_\_\_ ,

and \_\_\_\_\_ ,

a resident of \_\_\_\_\_ .

WITNESSETH:

Grantor, being of competent mind and having the legal capacity to execute this document, as record owner, does hereby grant, bargain, sell, transfer, alien, convey, and confirm on death to Grantee, as beneficiary, the following described interest in real estate:

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members an appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE, but subject to the following limitations: THIS TRANSFER-ON-DEATH DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THE GRANTOR FOR THIS INTEREST IN REAL ESTATE. THE GRANTOR HAS THE RIGHT TO WITHDRAW OR RESCIND THIS DEED AT ANY TIME. ANY BENEFICIARY NAMED IN THIS DEED IS HEREBY ADVISED THAT THIS DEED MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN.

Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons claiming by, under or through Grantor, subject to the restrictions and limitations set forth in the instrument.

IN WITNESS WHEREOF, the Grantor(S) declare(S) that this deed is a revocable transfer-on-death deed of the real property described herein and has(ve) signed and sealed this deed, the days and year above written.

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(Signature of Grantor)

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(Signature of Grantor)

Signed, sealed and delivered in our presence:

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public (SEAL)