

LEGAL CLINIC

Transfer On Death Deed (TODD)

WHAT IS A TRANSFER ON DEATH DEED?

A Texas state law allows real property owners to record a "Transfer on Death Deed" naming a beneficiary to own the real property after the owner dies. With a properly recorded Transfer of Death Deed, no probate is needed to transfer the real property.

WHAT: Legal Clinic to prepare TODD document

WHEN: November 9, 2018 at set appointment time
(9:00 a.m.-1:00 p.m)

WHERE: Area Agency on Aging of the Coastal Bend
2910 Leopard Street Ph. 361 883-3935

WHO: Veterans and Property owners age 60+

Attorneys will supervise the Clinic. Notaries and Spanish translators will be present as well.

What to bring to clinic appointment:

- *Clients will need proper photo ID for Transfer on Death Deed.
- *Clients will also need the current deed to the property
- *Clients can get deed at the local county clerk's office where property is located.

Clients will sign a limited scope agreement.

Event Partners



**For more information or to schedule your
appointment call: 361-883-3935**

This program is presented by the Area Agency on Aging of the Coastal Bend - Coastal Bend Aging and Disability Resource Center and the CCBA.

Frequently Asked Questions About Transfer on Death Deed (TODD)

I ALREADY HAVE A WILL. WHY WOULD I WANT A TRANSFER ON DEATH DEED?

Whether you have a will or not, your property will still have to go through the probate court system. A Transfer on Death Deed conveys property outside of probate. The avoidance of probate allows for you to avoid incurring court costs and administrative costs to deed the property to your beneficiary. Under current law, it also excludes the real property from Medicaid estate recovery (MERP).

DOES A TRANSFER ON DEATH DEED REPLACE A WILL?

The Transfer on Death Deed does not replace a will. The will remains an important part of your estate plan. Your will may provide how property without beneficiary designations passes, and may provide what happens if all beneficiaries predecease you. Your will may allow you to provide in detail who gets items of personal property, including your motor vehicles, heirlooms and furniture. You should consult your attorney about how a Transfer on Death Deed fits into your estate plan.

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