*space above this line for recorder’s use only*

|  |  |  |
| --- | --- | --- |
| This deed was prepared by |  | After recording, please return to |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

|  |  |
| --- | --- |
| Mississippi Bar Association Number (for deeds prepared by an attorney): |  |

 **Mississippi Transfer on Death Deed**

|  |  |  |  |
| --- | --- | --- | --- |
| I/We,  |  |  | , |
| of, |  |  | , |
| with a marital status of |  | and a phone number of |  | , |
| being of sound mind and legal capacity, hereby as Grantor convey, effective upon my death, |
| the following described real property located in Mississippi: |

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

I designate the following primary beneficiary as grantee:

|  |  |  |  |
| --- | --- | --- | --- |
| Beneficiary: |  | Marital Status: |  |
| Address: |  |  |  |
| Home Phone: |  | Work Phone:  |  |

And I designate the following party to serve as trustee:

|  |  |  |  |
| --- | --- | --- | --- |
| Beneficiary: |  |  |  |
| Address: |  |  |  |
| Phone: |  |   |  |

If the beneficiary does not survive me, I designate the following alternate beneficiary as grantee:

|  |  |  |  |
| --- | --- | --- | --- |
| Alternate: |  | Marital Status: |  |
| Address: |  |  |  |
| Home Phone: |  | Work Phone:  |  |

This transfer on death deed is revocable and does not transfer any ownership interest until the death of the owner.

|  |  |  |  |
| --- | --- | --- | --- |
| Grantor Signature |  | Date |  |
| Printed Name |  |  |  |

**NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Mississippi}

County of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ }

On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (insert name and title of the officer), personally appeared \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (seller’s name) who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within the Transfer on Death Deed and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)

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

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_

(seal)

EXHIBIT A

Legal Description