Quit Claim Deed

A Quit Claim Deed is defined as: *a deed of conveyance operating by way of release; that is, intended to pass any title, interest, or claim which the grantor may have in the premises, but not professing that such title is valid, nor containing any warranty or covenants for title*. The purpose is for an individual to convey any real or perceived interest in a piece of real estate and can encompass one property or all property in the county. You do not receive the legal assurance of the general warranty of title when a quit claim deed is used.

The document must be filed in the county clerk's office of the county where the property is located (or the greater part). KRS 382.110.

The document requires all the recording requirements of a deed as listed below. Note: if there is no source of title then add the reason why there is no source of title

- Full names of grantor & grantee. (KRS 382.135(1)(a) & 382.135(6))
- First party (seller, grantor) and their mailing address. (KRS 382.135, KRS 382.200)
- Second party (buyer, grantee) and their mailing address. (KRS 382.135, KRS 382.200)
- Consideration statement. (KRS 382.135)
- Legal description. (Case Law, Common Law) and OAG 81-100
- Parcel Identification Number (P.I.D.N.)
- Source of title. (KRS 382.110) or reason there is no source of title
- Preparation statement. (KRS 382.335)
- Return mail address. (KRS 382.335 & KRS 382.240)
- In-Care-Of Address for the property tax bill in the year transferred. (KRS 382.135(1)(d))
- The grantor must sign (execute) the deed and the signatures must be notarized.
- The grantor (or agent) and grantee (or agent) must sign a sworn consideration statement, and the signatures must be notarized. (KRS 382.135 & KRS 382.130)

Note: See the specific requirements for the Parcel Identification Number (P.I.D.N.); Acknowledgement Required for Deeds; Consideration Certificate: Signatures: Transfer tax