

Commonwealth of Massachusetts  
Middlesex North Registry of Deeds  
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Lowell, MA 01852  
**[www.lowelldeeds.com](http://www.lowelldeeds.com)**

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## Add a name to a deed Remove a name from a deed

In either case, you have to create a new deed. We recommend you hire an attorney for this although you can do it yourself. There are no blank forms that can be used.

A DEED is a document that conveys an ownership interest from one person to another. If one person owns property and wants another person to be a co-owner, the current owner must create a new deed that grants an interest in the property to the new co-owner.

For example, if JOHN JONES owned property by himself and wants his son, JAMES JONES, to be a co-owner of the property, the new deed would begin "JOHN JONES grants to HIMSELF and JAMES JONES as joint tenants." Once this new deed is recorded, JOHN and JAMES would be co-owners of the property.

The term "remove a name from a deed" really means that one of the owners of the property signs a new deed conveying his interest in the property to the other co-owner.

For example, if JOHN JONES and JAMES JONES own property together and they want to "remove" John's name, they would create a new deed that would begin "JOHN JONES and JAMES JONES grant to JAMES JONES." Once this new deed is recorded, JAMES would be the sole owner of the property.

Please note that anyone who is conveying an interest in the property to someone else must sign the deed and have his or her signature notarized.

We strongly recommend that anytime you want to change the way your property is owned that you hire a lawyer to prepare the proper documents. You can do it yourself but property law is complex and it's easy to make a mistake.

The cost to record a deed at the registry of deeds is \$125.

For more information, contact the registry's Customer Service counter at 978/322-9000 or at [lowelldeeds@comcast.net](mailto:lowelldeeds@comcast.net)