

Deed

A **physical, written document** that transfers ownership of real property.

Shows **who is transferring** the property and **to whom**.

Must include a **legal description**, grantor/grantee names, and grantor's signature.

Must be **delivered**, and usually **notarized**, to be valid.

Can be recorded to provide **public notice** of the transfer.

Examples: Grant Deed, Quitclaim Deed, Warranty Deed, Trust Transfer Deed.

Title

A **legal concept**, not a document — the bundle of rights to the property.

Shows **who legally owns** the property and the rights attached to that ownership.

Exists automatically once ownership is legally transferred.

Is reflected in the **chain of title**, maintained through recorded documents.

Is proven through **recorded deeds**, title searches, and title insurance.

Not a document type — it's the **legal status** of ownership.