

DIVORCE DECREES VS. DEEDS

WHAT FAMILY LAW ATTORNEYS NEED TO KNOW

Why a Divorce Judgment Alone Does Not Transfer Property Title — and How to Fix It

- A divorce decree can award property, but it does not change who owns it according to county records.
- Real ownership is defined by the recorded deed. If the deed isn't corrected after divorce, the former spouse may still appear as an owner in public records.

Why This Matters to Divorce Attorneys

- Divorce attorneys expect finality. Judges assume the decree will take care of ownership, but county recorders and title insurers require a properly executed and recorded deed.
- Unresolved title issues can lead to delayed sales, refinance denials, client complaints, and potential liability.

Common Divorce Title Fixes

- Preparation and recording of the correct deed
- Correction of vesting language and ownership errors
- Removal of former spouses from title when awarded by decree
- Coordination with county recorders and title insurers

How Vacation Ownership Services Helps

- We review divorce decrees and current title, prepare the appropriate deed, coordinate execution and notarization, record the deed, and confirm completion.
- We do not provide legal advice. We provide legal execution.
- We can white label our service.

Typical Workflow

- Review final divorce decree – not necessary if cooperative
- Review current recorded deed
- Determine correct conveyance
- Prepare and execute deed
- Record and confirm

Final Takeaway

- A divorce decree allocates rights. A recorded deed changes ownership.
- If the deed is not updated, the ex-spouse may still legally own the property on paper.



Vacation Ownership Services Title Agency, LLC

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