Curing Title Requirements

Which requirements stop the money, which just need paperwork, and the instrument that cures each one.

Rank every item

Rank	What it means	Examples
Title-defeating	The record does not put the interest where the division order says it is. Changes who gets paid.	A gap in the chain; an heir with no proof of heirship; a lease that may have terminated
Title-clouding	The record is right, but something on it raises a question. Rarely changes the decimal.	A name spelled two ways; a missing marital recital; an old unreleased deed of trust

Name the curing instrument

Problem	Instrument that cures it
Gap in the chain	Quitclaim or correction deed from the right party
Missing heir	Affidavit of heirship, or judgment declaring heirship
Two spellings of a name	Affidavit of identity
Lease question	Ratification from the lessor, or a release
Open lien	Release from the lienholder

Track every requirement

☐ Status: open, requested, received, recorded
☐ Volume and page once recorded
☐ Tied back to the opinion's requirement number so the attorney can sign it off
☐ Title-defeating items that touch a payee go first; until cured, that owner's decimal can sit in suspense

Example names and numbers are for illustration. General education only, not legal, tax or financial advice. I am not an attorney; talk to a licensed attorney in your state about your situation.