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**Date:** [Insert Date]

**To:** [Name of Disputing Heir/Claimant]  
[Address]  
[City, State, Zip Code]

**Re: Notice of Title Defect and Request for Clearance**

**Property Address:** [Insert Full Property Address]

**Legal Description:** [Insert Legal Description or Parcel ID]

Dear [Name of Recipient],

I am writing to you regarding the ownership interest and title status of the above-referenced property following the passing of [Name of Decedent] on [Date of Death].

A title search conducted by [Name of Title Company/Law Firm] has identified a potential title defect caused by an unresolved claim of heirship or competing interest in the property. This dispute currently prevents the issuance of a clear title and hinders the [Sale/Refinancing/Transfer] of the premises.

The purpose of this letter is to formally request a resolution to this defect. To clear the title, one of the following actions is required:

- **Execution of Quitclaim Deed:** The signing of a deed waiving any potential interest in the property.
- **Affidavit of Heirship:** The completion of a notarized statement clarifying the lineage and legal heirs of the decedent.
- **Legal Settlement:** A formal written agreement or court order resolving the distribution of the estate's real property assets.

Failure to resolve this matter voluntarily may necessitate a Quiet Title Action in [Name of County] Superior Court to judicially determine the rightful ownership. We would prefer to resolve this matter amicably to avoid unnecessary legal expenses for all parties involved.

Please provide a response or have your legal counsel contact [Name of Contact Person] at [Phone Number/Email] by [Insert Date] to discuss the necessary documentation to clear this defect.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Capacity: e.g., Executor, Administrator, or Legal Counsel]