|  |  |
| --- | --- |
| *Space above this line for recorder’s use only* | |
| **Prepared By:**  Name: [PREPARER NAME]  Address: [PREPARER STREET ADDRESS]  [PREPARER CITY, STATE, ZIP] | **After Recording Return To:**  Name: [RECIPIENT NAME]  Address: [RECIPIENT STREET ADDRESS]  [RECIPIENT CITY, STATE, ZIP] |

**OHIO TRANSFER ON DEATH DESIGNATION AFFIDAVIT**

STATE OF OHIO

COUNTY OF [PROPERTY COUNTY]

[AFFIANT NAME(S)] (“Affiant(s)”), being first duly sworn according to law, states as follows:

1. That Affiant(s), with the marital status of [AFFIANT(S) MARTIAL STATUS], is/are the owner(s) of record of the following real property located at [PROPERTY ADDRESS], as more fully described as follows:

[ENTER PROPERTY LEGAL DESCRIPTION HERE (OR ATTACH AND INSERT)]

Parcel Identification Number: [PARCEL IDENTIFICATION NUMBER]

Prior Instrument Reference: [BOOK AND PAGE INFO OF PRIOR INSTRUMENT]

1. That title of record to the above property is held by Affiant(s) as follows:

- Sole Owner

- Tenant(s) in Common

- Tenant(s) in Survivorship

- Tenant(s) by the Entireties

1. That Affiant(s) hereby designates the  entire undivided interest in the property OR an undivided [UNDIVIDED FRACTIONAL INTEREST AMOUNT]% held by Affiant(s) for transfer on death to the person or persons named below, as transfer on death beneficiary or beneficiaries, to receive the title of Affiant(s) upon his/her/their death as follows:

|  |  |  |
| --- | --- | --- |
| Name of Beneficiary | Undivided Interest of Affiant(s) | Type of Tenancy |
| [BENEFICIARY NAME] | [BENEFICARY INTEREST AMOUNT] | [TENANCY TYPE] |
| [BENEFICIARY NAME] | [BENEFICARY INTEREST AMOUNT] | [TENANCY TYPE] |
| [BENEFICIARY NAME] | [BENEFICARY INTEREST AMOUNT] | [TENANCY TYPE] |

1. That [AFFIANT SPOUSE NAME], spouse of the Affiant, states that his/her dower rights are subordinate to the vesting of title to the real property in the transfer on death beneficiary or beneficiaries designated herein.
2. This Affidavit, and the beneficiary designations set forth herein, hereby revokes, replaces and supersedes any prior beneficiary designation by Affiant(s), whether by deed or affidavit, related to the above-designated real property.

Affiant Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) Date: [MM/DD/YYYY]

Printed Name: [AFFIANT NAME]

Affiant Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) Date: [MM/DD/YYYY]

Printed Name: [AFFIANT NAME]

Affiant Spouse Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) Date: [MM/DD/YYYY]

Printed Name: [AFFIANT SPOUSE NAME]

STATE OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

COUNTY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (mm/dd/yyyy)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Notary Public**

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_