



LORI KENNEDY

Montgomery County Recorder

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Transfer on Death Designation Affidavit Form

(INDIVIDUAL OWNER)

The attached form is provided as a service to the public. This form is believed to be correct but may need to be modified to meet the circumstances of your particular situation. In addition, the following form may not address all matters concerning the property in question, and the affiant may need to draft their own form to address specific issues or contact an attorney for legal assistance.

The Recorder's Office staff CANNOT provide legal advice.

The form MUST comply with the criteria set forth in the pertinent sections of the Ohio Revised Code.

To complete and record this form, you will need the following information:

- 1. A copy of the current deed. ***
- 2. Auditor's Parcel Number.**
- 3. Name and address of beneficiary/beneficiaries.**
- 4. Recording Fees Effective April 1, 2025 - \$39.00 for the 1st 2 pages, plus \$8.00 for each additional page.**

*** Copies of deeds can be obtained in the Recorder's Office copy center or electronically at mcrecorder.org for deeds recorded from 1980 to the present.**

REMINDER: Once recorded, this form becomes a legal government document. Falsification on such document may lead to prosecution.

TRANSFER ON DEATH DESIGNATION AFFIDAVIT [O.R.C. SECTION 5302.22]

I, _____, being first duly sworn according to law, state(s) as follows:
(name)

1. That Affiant(s), with the marital status of _____, is/are the owners(s) on record of
(married, single)
the following real property described in the **attached legal description**.

Parcel Number _____

Property Address _____

Prior Deed Reference # _____

2. 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

3. That Affiant(s) hereby designate(s) the entire undivided interest in the property [or if less than the entire interest, state the undivided fractional interest owned by Affiants to be designated for transfer by each Affiant] held by Affiant(s) for transfer on death to the persons named below, as transfer on death beneficiaries, to receive the title of Affiant(s) upon his/her/their death as follows:

Name & City/State of Beneficiary

Percent of Interest

To Each Beneficiary

Type of Tenancy

(In Common or Survivorship)

1.

2.

3.

4.

4. That _____, wife (husband) of the Affiant, state that her (his) dower rights are
(spouse's name)
subordinate to the vesting of title to the real property in the transfer on death beneficiary or beneficiaries
designated herein.

5. This Affidavit, and the beneficiary designations set forth herein, hereby revokes, replaces, and supersedes any prior beneficiary designation(s) by Affiant(s), whether by deed or affidavit, related to the above-designated real property.

Affiant

Affiant

Wife (Husband) of Affiant

STATE OF }
COUNTY OF }

Notary Public

Notary Name Printed

My Commission Expires

This document prepared by: