



CHICAGO TITLE
INSURANCE COMPANY

PRELIMINARY JUDICIAL REPORT

Issued by

Chicago Title Insurance Company

Order No.: 250220539

GUARANTEED PARTY: NATIONAL CITY BANK
GUARANTEED PARTY ADDRESS: 6750 MILLER ROAD, BRECKSVILLE, OH 44141

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, Chicago Title Insurance Company (hereinafter "the Company") hereby guarantees in an amount not to exceed \$98,935.84, that it has examined the public records in FRANKLIN County, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in Shirley J. Levett, unmarried by instrument recorded in Instrument No 200710230184493, Dated 08/29/2007, Recorded 10/23/2007 and free from all encumbrances, liens or defects of record, except as shown in Schedule B.

This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein.

This Report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

Effective Date: 04/06/2025

Issued By: ServiceLink, LLC

Signed By:

Steve M. Ringeisen

CHICAGO TITLE INSURANCE COMPANY

By:
Michael J. Nolan
President

ATTEST:
Marjorie Nemzura
Secretary



CHICAGO TITLE
INSURANCE COMPANY

**SCHEDULE A
DESCRIPTION OF LAND**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE CITY OF COLUMBUS:

BEING LOT NUMBER SIXTEEN (16) OF HEGEMON CREST, AS THE SAME IS NUMBERED AND
DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 94, PAGES 67
AND 68, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL NUMBER: 010-253280

PROPERTY ADDRESS: 1994 HEGEMON CREST DRIVE
COLUMBUS, OH 43219



CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the company assumes no liability arising there from:

1. GENERAL AND SPECIAL STATE, COUNTY AND/OR CITY PROPERTY TAXES FOR THE FISCAL YEAR 2024, AS FOLLOWS:

ASSESSOR'S TAX ID: 010-253280-00

ALTERNATE

ACCOUNT NUMBER:

TOTAL: \$2,799.58

FIRST INSTALLMENT: \$1,399.79 PAID (DUE DATE:)

SECOND
INSTALLMENT: \$1,399.79 OPEN (DUE DATE:)

LAND VALUE: \$61,500.00

IMPROVEMENT
VALUE: \$144,700.00

EXEMPTION:

SPECIAL

ASSESSMENT:

2. SUBJECT TO EASEMENTS, RESTRICTIONS, SETBACK LINES, DECLARATIONS, COVENANTS, RESERVATION, AND RIGHT-OF WAY, IF ANY THAT WERE FILED FOR RECORD PRIOR TO THE LIEN BEING FORECLOSED.
3. ANY LEASE, GRANT, EXCEPTION OR RESERVATION OF MINERALS OR MINERAL RIGHTS TOGETHER WITH ANY RIGHTS APPURTENANT THERETO.
4. OIL AND GAS LEASES, PIPELINE AGREEMENTS OR ANY OTHER INSTRUMENTS RELATED TO THE PRODUCTION OR SALE OF OIL AND GAS WHICH MAY ARISE SUBSEQUENT TO THE DATE OF THE POLICY.
5. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.
6. IN THE EVENT THAT ANY EXCEPTION HEREIN CONTAINS COVENANTS, CONDITIONS AND RESTRICTIONS, SAID EXCEPTION OMITS ANY COVENANTS OR RESTRICTIONS, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

SCHEDULE B

(Continued)

7. SUBJECT TO MORTGAGE FROM SHIRLEY J. LOVETT, UNMARRIED TO NATIONAL CITY BANK IN INSTRUMENT NO.: 200802080019969, IN THE AMOUNT OF \$112,000.00, OPEN ENDED TO \$112,000.00, RECORDED: 02-08-2008, IN FRANKLIN COUNTY RECORDS.
 - A. LOAN MODIFICATION AGREEMENT OF RECORD BETWEEN: SHIRLEY LOVETT, UNMARRIED AND PNC MORTGAGE A DIVISION OF PNC BANK, NA SUCCESSOR BY MERGER WITH NATIONAL CITY MORTGAGE CO AS SET FORTH IN INSTRUMENT NO.: 201411190154817, RECORDED: 11-19-2014 IN FRANKLIN COUNTY RECORDS.

**CONDITIONS AND STIPULATIONS
OF THIS PRELIMINARY JUDICIAL REPORT**

1. Definition of Terms

“Guaranteed Party”: The party or parties named herein or the purchaser at judicial sale.

“Guaranteed Claimant”: Guaranteed Party claiming loss or damage hereunder.

“Land”: The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term “land” does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.

“Public Records”: Those records under state statute and, if a United States District Court resides in the county in which the Land is situated, the records of the clerk of the United States District Court, which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required to be maintained in certain public offices in the county in which the land is situated.

2. Determination of Liability

This report together with any Final Judicial Report or any Supplement or Endorsement thereof, issued by the Company is the entire contract between the Guaranteed Party and the Company.

Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.

3. Liability of Company

This Report is a guarantee of the record title of the Land only, as disclosed by an examination of the Public Records herein defined.

4. Notice of Claim to be given to Guaranteed Party

In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall notify the Company within a reasonable time in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after the Guaranteed Party receives actual notice that they may be required to pay money or other compensation for a matter covered by this Report or actual notice someone claims an interest in the Land covered by this Report.

5. Extent of Liability

The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys fees and costs of defense, only of the Guaranteed Claimant. Any and all payments under this Report shall reduce the amount of this Report pro tanto and the Company's liability shall terminate when the total amount of the Report has been paid.

6. Options to Pay or Otherwise Settle Claims; Termination of Liability

The Company in its sole discretion shall have the following options:

- a. To pay or tender to the Guaranteed Claimant the amount of the Report or the balance remaining thereof, less any attorneys fees, costs or expenses paid by the Company to the date of tender. If this option is exercised, all liability of the Company under this Report terminates including but not limited to any liability for attorneys fees, or any costs of defense or prosecution of any litigation.
- b. To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.
- c. To continue, re-open or initiate any judicial proceeding in order to adjudicate any claim covered by this Report. The Company shall have the right to select counsel of its choice (subject to the right of the Guaranteed Claimant to object for reasonable cause) to represent the Guaranteed Claimant and will not pay the fees of any other counsel.
- d. To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien or encumbrance guaranteed against by this Report.

7. Notices

All notices required to be given to the Company shall be given promptly and any statements in writing required to be furnished to the Company shall be addressed to:

Chicago Title Insurance Company
P.O. Box 45023, Jacksonville, FL, 32232
Attn: Claims Department

EXCLUSIONS FROM COVERAGE

1. The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land.
2. The Company assumes no liability under this Report for any loss, cost or damage resulting from any typographical, clerical or other errors in the Public Records.
3. The Company assumes no liability under the Report for matters affecting title subsequent to the date of this Report or the Final Judicial report or any supplement thereto.
4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
5. The Company assumes no liability under this Report for any loss, cost, or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.

Effective January 1, 2025

SERVICELINK PRIVACY NOTICE

ServiceLink (“our,” “us,” or “we”) respects and is committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Collection of Personal Information

ServiceLink may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information);
- geolocation data;
- information about your use of, or interaction with, our or others’ websites, applications or advertisements; biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information, such as calendar events, necessary to provide products or services to you.

We may collect Personal Information about you from:

- you or your agent;
- your transactions or interactions with ServiceLink, our affiliates, or others;
- third party advertising vendors; and
- consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

ServiceLink automatically collects the following categories of Browsing Information when you access our website found at svclnk.com, online service, or application from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on our website, such as date and time of your visit to the website, and visits to the pages within our website.

Like most websites, our servers automatically log each visitor to our website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our website. Browsing Information generally does not reveal anything personal about you, though if you have created a user account with us and are logged into that account, then we may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit our website, if you consent, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience by, for example,

helping the website load properly or customizing the display page based on your browser type and user preferences. Cookie information also helps us and our third party advertising vendors provide you with targeted advertisements. You can choose whether or not to accept cookies by using the cookie banners found on our website or changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our website.

Do Not Track. Our website responds to “Do Not Track” features enabled through your browser in the following ways. As explained in this notice, we use certain technologies to collect information about your online activities on our websites over time. You can opt out of such tracking on these websites by changing the settings on the cookie banner found on our website. Our website technology also recognizes Global Privacy Control signals through most web browsers.

Links to Other Sites. Our website may contain links to unaffiliated third-party websites. We are not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Third Party Advertisers. We work with third-party vendors to advertise our products online. These vendors, such as Google and LinkedIn, show our ads on various websites across the internet and use technologies such as cookies, device identifiers, and/or remarketing pixels, to show ads based on certain criteria, including your prior use of our websites or app(s). We will not share information regarding your use of our website or apps with those third-party advertisers if you opt out of such cookie sharing. If you want to manage our use of cookies, use the cookie banner found on our website. To opt out of Google’s use of cookies or device identifiers more broadly, you can adjust your Google Ads Settings. Alternatively, you can opt out of a third-party vendor’s use of cookies by visiting the Network Advertising Initiative opt-out page found at <https://optout.networkadvertising.org/?c=1> or control the use of device identifiers by using your device’s settings. In addition, LinkedIn members can adjust their settings at <https://www.linkedin.com/help/linkedin/answer/125463/manage-cookie-preferences?lang=en>, while non-members can adjust LinkedIn’s cookie use at <https://www.linkedin.com/psettings/guest-controls>.

Use of Personal Information

ServiceLink uses Personal Information for these main purposes:

- To provide or advertise products and services to you or your company or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud.
- To maintain the security of our systems, tools, accounts, and applications.
- To verify and authenticate identities and credentials.
- With your consent, communicate with you about our, and our affiliates’, products and services.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;

- to affiliated and nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated parties with whom we perform joint marketing of financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of ServiceLink, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by Fidelity National Financial, Inc. (“FNF”)) to directly market to you. Please see “Choices with Your Information” to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of our business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to us, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want us to share your information among our affiliates to directly market to you, you may send an “opt out” request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to us is entirely up to you. If you decide not to submit Personal Information or Browsing Information, we may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com, or call (888) 714-2710.

Certain state privacy laws require that ServiceLink disclose the categories of third parties to which ServiceLink may disclose the Personal Information and Browsing Information listed above. Those categories are:

- ServiceLink affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the ServiceLink business and/or assets;
- Service providers;

- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "[California Privacy](#)" link on our website or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

ServiceLink is the controller of the following businesses registered with the Secretary of State in Oregon: ServiceLink Auction, LLC, ServiceLink Management Company, LLC, ServiceLink Services, LLC, ServiceLink Title Company of Oregon, LLC, ServiceLink Valuation Solutions, LLC.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

Our website is not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

Our headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing us with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

Your Consent to this Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to us, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit ServiceLink's [Privacy Request](#) or contact us by phone at (888) 714-2710 or by mail to:


ServiceLink NLS, LLC
c/o Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Printable page

Parcel ID: 010-253280-00
DILL SONJA

Map Routing: 010-N148G-01600
1994 HEGEMON CREST DR

OWNER

Owner	DILL SONJA
Owner Mailing / Contact Address	1982 HEGEMON CREST DR COLUMBUS OH 43219 Submit Mailing Address Correction Request
Site (Property) Address	1994 HEGEMON CREST DR Submit Site Address Correction Request
Legal Description	HEGEMON CREST DRIVE HEGEMON CREST LOT 16
Calculated Acres	.21
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-253280-00
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map  Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	MAY-30-2025
Transfer Price	\$0
Instrument Type	QE
Parcel Count	1

2024 TAX STATUS

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	010 - CITY OF COLUMBUS
School District	2503 - COLUMBUS CSD [SD Income Tax]
City/Village	COLUMBUS CITY
Township	

Appraisal Neighborhood	01418000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2024: Yes 2025: Yes
Homestead Credit	2024: Yes 2025: No
Rental Registration	
Rental Exception	
Board of Revision	No
Zip Code	43219
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	61,500	144,700	206,200
TIF			
Exempt			
Total	61,500	144,700	206,200
CAUV	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	21,530	50,650	72,180
TIF			
Exempt			
Total	21,530	50,650	72,180

2024 TAXES

Net Annual Tax	Total Paid	CDQ
2,799.58	1,399.79	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
2000	1,308	6	3	2	

SITE DATA

Frontage	Depth	Acres	Historic District
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DO NOT DETACH**Instrument Number: 202505210053011****Recorded Date: 05/21/2025 2:16:32 PM**

Daniel J. O'Connor Jr.
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):

Routte La-Gahanna Title
 142 Granville St

Columbus, OH 43230-3043

Simplifile

Transaction Number: T20250037350**Document Type: CERTIFICATE OF TRANSFER****Document Page Count: 2****Submitted By (Simplifile):**

Routte La-Gahanna Title
 142 GRANVILLE ST

Columbus, OH 43230-3043

Simplifile

First Grantor:

SHIRLEY JEAN LOVETT , DECD

First Grantee:

SONJA DILL

Fees:

Document Recording Fee: \$34.00

Total Fees: \$34.00

Amount Paid: \$34.00

Amount Due: \$0.00

Instrument Number: 202505210053011**Recorded Date: 05/21/2025 2:16:32 PM****OFFICIAL RECORDING COVER PAGE****DO NOT DETACH**

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If an error on the cover page appears on our website after review please let our office know.

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PROBATE COURT OF FRANKLIN COUNTY, OHIO
JEFFREY D. MACKEY, JUDGE

ESTATE OF Shirley Jean Lovett, DECEASED
CASE NO. 637701

CERTIFICATE OF TRANSFER
NO. 1

[Check one of the following]

☒ Decedent died intestate.

☐ Decedent died testate.

Decedent died on August 18, 2023 owning the real property described in
this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Sonja Dill	1982 Hegemon Crest Drive, Columbus, OH	50%
Nicole Lovett	1994 Hegemon Crest Drive, Columbus, OH	50%

90004596

TRANSFERRED

05-21-2025

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT

N BW

MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

FILED #41

MAY - 5 2025

Jeffrey D. Mackey, Judge
Franklin County Probate Court

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ _____
in favor of decedent's surviving spouse, _____ in respect
of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share

CASE NO. 637701

The legal description of decedent's interest in the real property subject to this certificate is:

[use extra sheets, if necessary]

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Sixteen (16) of Hegemon Crest, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 94, Pages 67 and 68, Recorder's Office, Franklin County, Ohio.

Street address of this property: 1994 Hegemon Crest Drive

Columbus, OH 43219

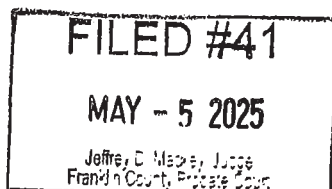
Prior Instrument Reference: 200710230184493

Parcel No: 010-253280

This Instrument was prepared by Chris Chapman - Esquire

ISSUANCE

This Certificate of Transfer is issued this 22 day of April, 2025.



Jeffrey D. Mackey, Judge

TPS

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on 5/6/2025 and kept by me as custodian of the official records of this Court.

Date

Jeffrey D. Mackey
Probate Judge

By [Signature]

Deputy Clerk

DO NOT DETACH**Instrument Number: 202505300056421****Recorded Date: 05/30/2025 8:55:38 AM**

Daniel J. O'Connor Jr.
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):

Routte La-Gahanna Title
 142 Granville St

Columbus, OH 43230-3043

Simplifile

Transaction Number: T20250039710**Document Type: DEED****Document Page Count: 2****Submitted By (Simplifile):**

Routte La-Gahanna Title
 142 GRANVILLE ST

Columbus, OH 43230-3043

Simplifile

First Grantor:

NICOLE LOVETT

First Grantee:

SONJA DILL

Fees:

Document Recording Fee: \$34.00

Total Fees: \$34.00

Amount Paid: \$34.00

Amount Due: \$0.00

Instrument Number: 202505300056421**Recorded Date: 05/30/2025 8:55:38 AM**

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

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90004841

TRANSFERRED

05-30-2025

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT

S BNM

MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

QUIT CLAIM DEED

Know all men by these presents that, **NICOLE LOVETT**, a single woman, the Grantor, for valuable consideration paid, quit claims all of her right, title and interest to **Sonja Dill**, hereinafter designated Grantee, whose tax-mailing address is: 1982 Hegemon Crest Drive, Columbus, Ohio 43219 the following real property:

Please see attached Exhibit A

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging unto the said Grantee, her successors and assigns forever.

Executed this 21st day of May, 2025.



NICOLE LOVETT

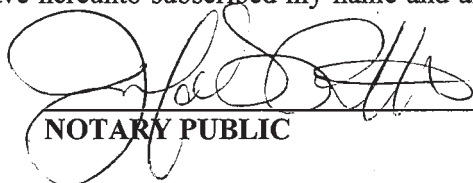
State of Ohio)
County of Franklin) ss:

BE IT REMEMBERED, that on this 21st day of May, 2025, before me, the subscriber, a Notary Public in and for said County, personally appeared, **Nicole Lovitt**, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



Jennifer L. Route
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 O.R.C.



NOTARY PUBLIC

Exhibit A

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Sixteen (16) of Hegemon Crest, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 94, Pages 67 and 68, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-253280

Prior Reference: Instrument # 202505210053011

Property Address: 1994 Hegemon Crest Drive, Columbus, Ohio 43219