

GEORGIA CLOSING STRUCTURE

Georgia Title and Finance Map

Note, security deed, deed, title, recording, payoff, satisfaction, cancellation, and the parties attached to each document.

PROMISE Note	SECURITY Security deed	OWNERSHIP Deed + title
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SOURCE EDITION

PSI Georgia Candidate Information Bulletin, 7/1/2026

Decision path

1

Debt is created

Borrower signs the note, a personal promise to repay on stated terms.

2

Real property secures the debt

A security deed provides the lender's real-property security under Georgia structure.

3

Ownership transfers

A deed transfers the grantor's interest to the grantee. The sales deed is not the note.

4

Documents are recorded

Recording supports public notice and priority analysis. Keep recording effects separate from contract validity.

5

Closing funds are applied

Read the statement for price, loan proceeds, deposits, credits, debits, tax, payoff, and cash due.

6

Prior debt is paid and cleared

Payoff addresses the balance. Satisfaction or cancellation addresses the public security record.

Document and party map

Document / concept	Primary parties	Function
Note	Borrower and lender	Promise and repayment terms
Security deed	Grantor or borrower and grantee or lender	Real property security for the obligation
Warranty or other deed	Grantor and grantee	Transfers the described real-property interest
Title	Person holding the interest	Legal ownership or interest, not a document by itself
Closing statement	Transaction parties	Accounts for money, credits, debits, and payoffs

Tax base map

Charge	Base	Common mistake
Transfer tax	Consideration or sale price under the official rule	Using the note amount
Intangible recording tax	Long-term note secured by real estate, subject to official exemptions and cap	Using the sale price
Property tax	Assessed value after Georgia assessment ratio, then millage	Applying mills to full market value

Worked exam move

EXAM LENS

Name the object before selecting the rule

When two answer choices both sound true, identify the document, party, relationship, and point in the lifecycle. Most hard questions are classification problems before they are recall problems.

Sources, scope, and revision record

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Built for verifiability

Every high-stakes number has an official source. Rules that vary by facts are framed as study distinctions, not personal legal advice.

[1] **PSI Georgia Candidate Information Bulletin, 7/1/2026**
<https://test-takers.psiexams.com/api/content/bulletin/4672>

[2] **Georgia DOR Real Estate Transfer Tax**
<https://dor.georgia.gov/real-estate-transfer-tax>

[3] **Georgia DOR Intangible Recording Tax**
<https://dor.georgia.gov/intangible-recording-tax>

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