



GEORGIA REAL ESTATE EXAM GLOSSARY

Actual notice

Actual notice is direct, personal knowledge of a fact, claim, right, or condition, whether learned through documents, conversation, observation, or another source.

OFFICIAL AREA

Transfer of Title

KNOWLEDGE CLUSTER

Title and notice

LEARNING SYSTEM

Define, distinguish, apply, retrieve

SOURCE STANDARD

Official exam outline plus authoritative Georgia or federal references where the topic has a controlling rule. Independent educational resource, not affiliated with GREC or PSI.

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01 / COMPLETE LESSON

Build the complete exam definition

Learn the rule, separate it from the nearest distractor, then apply it to a Georgia fact pattern.

CORE DEFINITION

What does Actual notice mean?

Actual notice is direct, personal knowledge of a fact, claim, right, or condition, whether learned through documents, conversation, observation, or another source.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Actual notice is real awareness. Constructive notice is knowledge imposed by law from recording or circumstances that require inquiry.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia priority questions can turn on whether a purchaser paid value without actual or constructive notice before another interest was recorded.

WORKED EXAMPLE

Before signing, a buyer reads an unrecorded lease and speaks with the tenant about the remaining term. The buyer has actual notice.

EXAM TRAP

An unrecorded interest can still bind a person who actually knew about it.

Memory cue: An unrecorded interest can still bind a person who actually knew about it.



02 / PRACTICE AND MASTERY

Retrieve the rule under exam conditions

Answer before reading the explanation. Then explain why every distractor belongs to a different term.

ORIGINAL PRACTICE CHECK

Which statement correctly explains Actual notice?

- A** Constructive notice is knowledge the law imputes to a person because information was properly recorded in public records or because visible possession or conditions would prompt reasonable inquiry.
- B** Recordation is filing an eligible real estate instrument in the appropriate public land records so it becomes part of the chain of title and provides the notice and priority effects given by law.
- C** Marketable title is title reasonably free from substantial doubt, material defects, and probable litigation, such that a prudent purchaser would accept it under the contract.
- D** Actual notice is direct, personal knowledge of a fact, claim, right, or condition, whether learned through documents, conversation, observation, or another source.

CORRECT ANSWER: D

Actual notice is correct. Actual notice is direct, personal knowledge of a fact, claim, right, or condition, whether learned through documents, conversation, observation, or another source. Actual notice is real awareness. Constructive notice is knowledge imposed by law from recording or circumstances that require inquiry. Georgia priority questions can turn on whether a purchaser paid value without actual or constructive notice before another interest was recorded.

MASTERY TRACKER

Mark each box only when you can perform the skill without looking.

- ☐ I can define the term in one precise sentence.
- ☐ I can separate it from the closest look-alike.
- ☐ I can explain the Georgia rule or confirm that the national rule applies.
- ☐ I can answer the practice check and explain every option.



03 / CONNECTIONS AND AUTHORITY

Connect the term to the wider exam

Use these relationships to move from isolated recall to a connected exam model.

RELATED TERM

Constructive notice

Constructive notice is knowledge the law imputes to a person because information was properly recorded in public records or because visible possession or conditions would prompt reasonable inquiry.

<https://www.passgeorgiarealestate.com/glossary/constructive-notice>

RELATED TERM

Recordation

Recordation is filing an eligible real estate instrument in the appropriate public land records so it becomes part of the chain of title and provides the notice and priority effects given by law.

<https://www.passgeorgiarealestate.com/glossary/recordation>

RELATED TERM

Marketable title

Marketable title is title reasonably free from substantial doubt, material defects, and probable litigation, such that a prudent purchaser would accept it under the contract.

<https://www.passgeorgiarealestate.com/glossary/marketable-title>

RELATED TERM

License in real property

A license in real property is personal, revocable permission to enter or use another person's land for a stated purpose.

<https://www.passgeorgiarealestate.com/glossary/property-license>

RECOMMENDED NEXT COMPLETE LESSON

Transfer of Title complete lesson

<https://www.passgeorgiarealestate.com/study-guide/transfer-of-title/closing-and-recordation>

EXAM SOURCES AND AUTHORITY NOTES

1. PSI Georgia Candidate Information Bulletin, 7/1/2026

Official exam administration and content-outline source.

<https://test-takers.psiexams.com/api/content/bulletin/4672>

2. Official Code of Georgia Annotated, public access portal

State-authorized public access to current Georgia statutes, including Title 44 property law.

<https://www.lexisnexis.com/hottopics/gacode/Default.asp>