PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

Closing attorney

A closing attorney is the Georgia-licensed lawyer who conducts the legal closing, oversees execution and disbursement, and handles the conveyancing and title-related legal work that constitutes the practice of law.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Finance and Closing	**Georgia finance and closing**	**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.

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 Closing attorney mean?

A closing attorney is the Georgia-licensed lawyer who conducts the legal closing, oversees execution and disbursement, and handles the conveyancing and title-related legal work that constitutes the practice of law.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A real estate licensee may coordinate transaction details and complete lawyer-prepared forms within Georgia law. The attorney conducts the closing and performs legal work.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia requires lawyer supervision and control of the closing. A witness-only appearance by an attorney does not satisfy the State Bar authority governing residential closings.

WORKED EXAMPLE

The lawyer reviews title, controls the settlement documents and funds, explains legal instruments, supervises signatures, and sends recordable documents for filing.

EXAM TRAP

The lender, brokerage, or title company may coordinate parts of the process, but that does not replace the Georgia attorney's closing role.

Memory cue: The lender, brokerage, or title company may coordinate parts of the process, but that does not replace the Georgia attorney's closing role.

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 Closing attorney?

A. A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

B. A closing attorney is the Georgia-licensed lawyer who conducts the legal closing, oversees execution and disbursement, and handles the conveyancing and title-related legal work that constitutes the practice of law.

C. Title insurance is an indemnity contract protecting an owner or lender against covered loss from specified title defects that exist as of the policy date, subject to exclusions, exceptions, limits, and conditions.

D. 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.

CORRECT ANSWER: B

Closing attorney is correct. A closing attorney is the Georgia-licensed lawyer who conducts the legal closing, oversees execution and disbursement, and handles the conveyancing and title-related legal work that constitutes the practice of law. A real estate licensee may coordinate transaction details and complete lawyer-prepared forms within Georgia law. The attorney conducts the closing and performs legal work. Georgia requires lawyer supervision and control of the closing. A witness-only appearance by an attorney does not satisfy the State Bar authority governing residential closings.

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

Deed

A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

https://www.passgeorgiarealestate.com/glossary/deed

RELATED TERM

Title insurance

Title insurance is an indemnity contract protecting an owner or lender against covered loss from specified title defects that exist as of the policy date, subject to exclusions, exceptions, limits, and conditions.

https://www.passgeorgiarealestate.com/glossary/title-insurance

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

Security deed

A security deed, also called a deed to secure debt, is Georgia's customary instrument for securing a real estate loan.

https://www.passgeorgiarealestate.com/glossary/security-deed

RECOMMENDED NEXT COMPLETE LESSON

Finance and Closing complete lesson

https://www.passgeorgiarealestate.com/blog/georgia-attorney-closing-rule

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. State Bar of Georgia Formal Advisory Opinion 10-R2

Georgia authority on lawyer-supervised real estate closings.

https://www.gabar.org/handbook?rule=part46

3. Georgia Real Estate License Law, O.C.G.A. Title 43, Chapter 40

GREC's official portal to Title 43, Chapter 40 and related real estate laws.

https://grec.state.ga.us/information-research/license-law/