



GEORGIA REAL ESTATE EXAM GLOSSARY

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.

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.

PASS GEORGIA APP

Continue from definition to exam-ready recall.

1,300+ Georgia and national questions, detailed explanations, spaced review, readiness tracking, Math Coach, and offline study. \$59.99 once with no subscription.

DOWNLOAD

passgeorgiarealestate.com/download



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 Constructive notice mean?

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.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Constructive notice exists by law even without actual awareness. Actual notice means the person truly knows the fact.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Proper recordation in Georgia's county real estate records protects priority and gives notice according to state recording law. Possession inconsistent with record title can also create inquiry issues.

WORKED EXAMPLE

A recorded easement appears in the chain of title, so a later purchaser cannot avoid it merely by saying the document was never personally read.

EXAM TRAP

Failure to search the record does not necessarily defeat constructive notice.

Memory cue: Failure to search the record does not necessarily defeat constructive notice.



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 Constructive notice?

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

CORRECT ANSWER: C

Constructive notice is correct. 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. Constructive notice exists by law even without actual awareness. Actual notice means the person truly knows the fact. Proper recordation in Georgia's county real estate records protects priority and gives notice according to state recording law. Possession inconsistent with record title can also create inquiry issues.

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

Actual notice

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

<https://www.passgeorgiarealestate.com/glossary/actual-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

Easement appurtenant

An easement appurtenant is a nonpossessory right that benefits one parcel, the dominant tenement, and burdens another parcel, the servient tenement.

<https://www.passgeorgiarealestate.com/glossary/easement-appurtenant>

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. Georgia Superior Court Clerks' Cooperative Authority, Real Estate Index

Official statewide reference for Georgia real estate recording, indexing, and public land-record access.

<https://www.gsccca.org/learn/projects-programs/real-estate-index>

3. 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>