PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

Deed

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

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Transfer of Title	Deeds and conveyance	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 Deed mean?

A deed is a written instrument by which a grantor conveys an interest in real property to a grantee. A valid conveyance requires the legal elements and execution formalities applicable to the instrument and jurisdiction.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A deed transfers an interest in real property. A purchase contract creates obligations to make a future transfer, and a promissory note evidences debt.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia deeds must satisfy state execution and attestation requirements for recordation. Delivery and acceptance are essential to an effective conveyance.

WORKED EXAMPLE

At closing, the seller signs the conveyance with the required witnesses, delivers it through the closing process, and the buyer accepts it.

EXAM TRAP

Recording provides notice and priority protection, but recording alone cannot cure a deed that was never validly delivered.

Memory cue: Recording provides notice and priority protection, but recording alone cannot cure a deed that was never validly delivered.

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 Deed?

- **A** A general warranty deed conveys the grantor's interest with broad title covenants protecting the grantee against covered title defects arising both during and before the grantor's ownership.
- **B** A limited warranty deed conveys the grantor's interest with covenants limited to title claims arising by, through, or under that grantor, not defects created before the grantor acquired title.
- **C** A quitclaim deed transfers whatever interest, if any, the grantor presently has in the property without covenants that the grantor owns the property or that title is free of defects.
- **D** A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

CORRECT ANSWER: D

Deed is correct. A deed is a written instrument by which a grantor conveys an interest in real property to a grantee. A valid conveyance requires the legal elements and execution formalities applicable to the instrument and jurisdiction. A deed transfers an interest in real property. A purchase contract creates obligations to make a future transfer, and a promissory note evidences debt. Georgia deeds must satisfy state execution and attestation requirements for recordation. Delivery and acceptance are essential to an effective conveyance.

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

General warranty deed

A general warranty deed conveys the grantor's interest with broad title covenants protecting the grantee against covered title defects arising both during and before the grantor's ownership.

https://www.passgeorgiarealestate.com/glossary/general-warranty-deed

RELATED TERM

Limited warranty deed

A limited warranty deed conveys the grantor's interest with covenants limited to title claims arising by, through, or under that grantor, not defects created before the grantor acquired title.

https://www.passgeorgiarealestate.com/glossary/limited-warranty-deed

RELATED TERM

Quitclaim deed

A quitclaim deed transfers whatever interest, if any, the grantor presently has in the property without covenants that the grantor owns the property or that title is free of defects.

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

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

RECOMMENDED NEXT COMPLETE LESSON

Transfer of Title complete lesson

https://www.passgeorgiarealestate.com/study-guide/transfer-of-title/deeds

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

3. 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