PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

# Joint tenancy

Joint tenancy is concurrent ownership created with the required language and characteristics, commonly including a right of survivorship under which a deceased joint tenant's interest passes to the surviving joint tenant or tenants.

| OFFICIAL AREA | KNOWLEDGE CLUSTER | LEARNING SYSTEM |
| --- | --- | --- |
| **Property Ownership** | **Concurrent ownership** | **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 Joint tenancy mean?

Joint tenancy is concurrent ownership created with the required language and characteristics, commonly including a right of survivorship under which a deceased joint tenant's interest passes to the surviving joint tenant or tenants.

CLOSEST DISTINCTION

### How do you separate the nearest exam answer?

Joint tenancy can carry survivorship. Tenancy in common has no automatic survivorship and allows the deceased owner's interest to pass through the estate.

GEORGIA APPLICATION

### What changes or stays the same in Georgia?

Georgia does not infer survivorship merely from multiple grantees. O.C.G.A. § 44-6-190 requires express joint-tenancy-with-survivorship language or words of similar meaning.

WORKED EXAMPLE

A deed expressly conveys to two grantees as joint tenants with right of survivorship. When one dies, the survivor takes the deceased owner's interest by the survivorship feature.

EXAM TRAP

The word jointly or the fact that interests are equal may not be enough. Find express survivorship language.

**Memory cue: The word jointly or the fact that interests are equal may not be enough.**

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 Joint tenancy?

- **A** Tenancy in common is concurrent ownership in which each co-owner holds a separate undivided interest, interests may be unequal, and no automatic right of survivorship exists.
- **B** Severalty is ownership of real property by one legal person or entity alone rather than by co-owners.
- **C** Probate is the court-supervised process for proving a will when required, appointing a personal representative, identifying assets and creditors, administering the estate, and transferring property to those entitled to receive it.
- **D** Joint tenancy is concurrent ownership created with the required language and characteristics, commonly including a right of survivorship under which a deceased joint tenant's interest passes to the surviving joint tenant or tenants.

CORRECT ANSWER: D

Joint tenancy is correct. Joint tenancy is concurrent ownership created with the required language and characteristics, commonly including a right of survivorship under which a deceased joint tenant's interest passes to the surviving joint tenant or tenants. Joint tenancy can carry survivorship. Tenancy in common has no automatic survivorship and allows the deceased owner's interest to pass through the estate. Georgia does not infer survivorship merely from multiple grantees. O.C.G.A. § 44-6-190 requires express joint-tenancy-with-survivorship language or words of similar meaning.

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

### Tenancy in common

Tenancy in common is concurrent ownership in which each co-owner holds a separate undivided interest, interests may be unequal, and no automatic right of survivorship exists.

https://www.passgeorgiarealestate.com/glossary/tenancy-in-common

RELATED TERM

### Severalty

Severalty is ownership of real property by one legal person or entity alone rather than by co-owners.

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

RELATED TERM

### Probate

Probate is the court-supervised process for proving a will when required, appointing a personal representative, identifying assets and creditors, administering the estate, and transferring property to those entitled to receive it.

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

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

RECOMMENDED NEXT COMPLETE LESSON

### Property Ownership complete lesson

https://www.passgeorgiarealestate.com/study-guide/property-ownership/forms-of-ownership

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