PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

Lien

A lien is a nonpossessory legal claim or charge against property that secures payment of a debt or performance of an obligation.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Property Ownership	**Property rights and burdens**	**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 Lien mean?

A lien is a nonpossessory legal claim or charge against property that secures payment of a debt or performance of an obligation. It can affect transfer and may be enforced according to law.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A lien secures an obligation but does not usually transfer possession. An easement grants a use right, and an encroachment is a physical intrusion.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia uses security deeds for real estate loan security, but tax, judgment, mechanic's, and other liens can also affect title and priority.

WORKED EXAMPLE

A recorded judgment attaches as a claim against the debtor's real property and must be addressed before a clean transfer can occur.

EXAM TRAP

A lienholder is not automatically the property's owner or occupant.

Memory cue: A lienholder is not automatically the property's owner or occupant.

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 Lien?

- **A** A security deed, also called a deed to secure debt, is Georgia's customary instrument for securing a real estate loan.
- **B** 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.
- **C** A lien is a nonpossessory legal claim or charge against property that secures payment of a debt or performance of an obligation.
- **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

Lien is correct. A lien is a nonpossessory legal claim or charge against property that secures payment of a debt or performance of an obligation. It can affect transfer and may be enforced according to law. A lien secures an obligation but does not usually transfer possession. An easement grants a use right, and an encroachment is a physical intrusion. Georgia uses security deeds for real estate loan security, but tax, judgment, mechanic's, and other liens can also affect title and priority.

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

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

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

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

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

Property Ownership complete lesson

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

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