PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

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.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Transfer of Title	**Involuntary ownership changes**	**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 Probate mean?

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.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Probate administers the decedent's estate. Property held with valid survivorship rights may pass outside probate, while escheat applies when no lawful taker exists.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia probate courts and state succession law control authority to sign an estate deed. A relative is not automatically authorized to sell merely because the relative expects to inherit.

WORKED EXAMPLE

An executor appointed under a probated will obtains authority and conveys estate property according to the will, court requirements, and applicable law.

EXAM TRAP

Death does not itself give every heir power to sign a deed for the estate.

Memory cue: Death does not itself give every heir power to sign a deed for the estate.

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 Probate?

- **A** Escheat is the state's acquisition of property when an owner dies without a valid will and no lawful heirs can be found.
- **B** 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.
- **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** A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

CORRECT ANSWER: C

Probate is correct. 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. Probate administers the decedent's estate. Property held with valid survivorship rights may pass outside probate, while escheat applies when no lawful taker exists. Georgia probate courts and state succession law control authority to sign an estate deed. A relative is not automatically authorized to sell merely because the relative expects to inherit.

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

Escheat

Escheat is the state's acquisition of property when an owner dies without a valid will and no lawful heirs can be found.

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

RELATED TERM

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.

https://www.passgeorgiarealestate.com/glossary/joint-tenancy

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

Power of attorney

A power of attorney is a written instrument by which a principal grants an agent, called an attorney-in-fact, authority to act within the powers described in the document.

https://www.passgeorgiarealestate.com/glossary/power-of-attorney

RECOMMENDED NEXT COMPLETE LESSON

Transfer of Title complete lesson

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

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