



GEORGIA REAL ESTATE EXAM GLOSSARY

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.

OFFICIAL AREA

Transfer of Title

KNOWLEDGE CLUSTER

Deeds and conveyance

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.

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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 Quitclaim deed mean?

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.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Quitclaim concerns absence of title warranties. It does not necessarily mean defective title or a transfer for no consideration.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia quitclaim deeds still require proper execution, delivery, and recording practices. The instrument can release a possible claim or clear a title issue.

WORKED EXAMPLE

A former spouse signs a quitclaim deed releasing any interest in property awarded to the other spouse.

EXAM TRAP

The grantee receives no greater interest than the grantor actually had.

Memory cue: The grantee receives no greater interest than the grantor actually had.



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 Quitclaim 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: C

Quitclaim deed is correct. 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. Quitclaim concerns absence of title warranties. It does not necessarily mean defective title or a transfer for no consideration. Georgia quitclaim deeds still require proper execution, delivery, and recording practices. The instrument can release a possible claim or clear a title issue.

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

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

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>

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>