



GEORGIA REAL ESTATE EXAM GLOSSARY

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.

OFFICIAL AREA

Transfer of Title

KNOWLEDGE CLUSTER

Title and notice

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 Recordation mean?

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.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Delivery and acceptance make a valid deed effective between the parties. Recording protects against later claims and supplies public notice but is not a substitute for valid execution and delivery.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia instruments are recorded through the clerk of superior court in the county where the land lies and are indexed through the statewide real estate system.

WORKED EXAMPLE

After the attorney closing, the signed and attested deed is filed in the county's real estate records and indexed under the parties' names.

EXAM TRAP

First signed and first recorded are different facts. Priority questions require the recording statute and notice facts.

Memory cue: First signed and first recorded are different facts.



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 Recordation?

- A** 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.
- B** Constructive notice is knowledge the law imputes to a person because information was properly recorded in public records or because visible possession or conditions would prompt reasonable inquiry.
- C** Actual notice is direct, personal knowledge of a fact, claim, right, or condition, whether learned through documents, conversation, observation, or another source.
- D** A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

CORRECT ANSWER: A

Recordation is correct. 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. Delivery and acceptance make a valid deed effective between the parties. Recording protects against later claims and supplies public notice but is not a substitute for valid execution and delivery. Georgia instruments are recorded through the clerk of superior court in the county where the land lies and are indexed through the statewide real estate system.

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

Constructive notice

Constructive notice is knowledge the law imputes to a person because information was properly recorded in public records or because visible possession or conditions would prompt reasonable inquiry.

<https://www.passgeorgiarealestate.com/glossary/constructive-notice>

RELATED TERM

Actual notice

Actual notice is direct, personal knowledge of a fact, claim, right, or condition, whether learned through documents, conversation, observation, or another source.

<https://www.passgeorgiarealestate.com/glossary/actual-notice>

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/closing-and-recording>

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. 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>

3. 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>