



GEORGIA REAL ESTATE EXAM GLOSSARY

Reversion

A reversion is the future interest a grantor retains when the grantor transfers a smaller estate and has not given the remaining future interest to a third party.

OFFICIAL AREA

Property Ownership

KNOWLEDGE CLUSTER

Freehold estates and
future interests

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 Reversion mean?

A reversion is the future interest a grantor retains when the grantor transfers a smaller estate and has not given the remaining future interest to a third party.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A reversion returns to the grantor or the grantor's successors. A remainder is created in a different person.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

The interest arises from what the grantor retained under the conveyance. The deed language, not who happens to occupy later, controls classification.

WORKED EXAMPLE

An owner conveys a farm to Elise for life and names no taker after Elise. The owner retains the reversion.

EXAM TRAP

A reversion does not wait for a breach. It becomes possessory when the prior estate naturally ends.

Memory cue: A reversion does not wait for a breach.



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 Reversion?

- ☐ A A life estate is a freehold interest that lasts for the lifetime of a named person.
- ☐ B A remainder is a future interest created in a third party that becomes possessory when a prior estate, such as a life estate, naturally ends.
- ☐ C A reversion is the future interest a grantor retains when the grantor transfers a smaller estate and has not given the remaining future interest to a third party.
- ☐ D A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

CORRECT ANSWER: C

Reversion is correct. A reversion is the future interest a grantor retains when the grantor transfers a smaller estate and has not given the remaining future interest to a third party. A reversion returns to the grantor or the grantor's successors. A remainder is created in a different person. The interest arises from what the grantor retained under the conveyance. The deed language, not who happens to occupy later, controls classification.

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

Life estate

A life estate is a freehold interest that lasts for the lifetime of a named person.

<https://www.passgeorgiarealestate.com/glossary/life-estate>

RELATED TERM

Remainder

A remainder is a future interest created in a third party that becomes possessory when a prior estate, such as a life estate, naturally ends.

<https://www.passgeorgiarealestate.com/glossary/remainder>

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

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>

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>