

INTRODUCTION TO 2025 EDITION

This 2025 Edition of *Georgia Real Estate Title Examinations and Closings with Forms* is a complete guide to the complicated processes for examining titles and conducting real estate transaction closings in Georgia. This handy manual makes critical information on the real estate closing process quickly accessible. Since last year's edition, new material has been added and/or existing material updated on the following subjects, among others:

- Legal description
- Inquiry notice
- Easements
- Restrictive covenants
- Property owners associations
- Implied covenants
- Forged deed
- Manufactured homes
- Recital of consideration
- Time limitations within insurance policy
- Cancellation or nonrenewal of insurance policy
- Intangible tax
- Home Ownership and Equity Protection Act (HOEPA)

This 2025 Edition replaces the 2024 Edition, which now may be recycled or discarded.