

## Design Plan – Transferring Title in Georgia (Abbreviated Example)

Min	Topic	Instructional Designer
1	<b>Getting Started Text</b>	<p>“So how do we actually transfer title of our home to this buyer?” Sheila asked.</p> <p>“In deed,” Mike said.</p> <p>“Good question, right? So, how are we going to do it?”</p> <p>“In deed.”</p> <p>“You’re not being very helpful. Do you have <i>any</i> ideas?”</p> <p>“Indeed.”</p>
1	<b>Section Introduction</b>	<p>Remember how you felt when you held your high school diploma in your hand? Or your marriage certificate? Sure, it’s just a thin piece of paper, but it carries so much weight. A deed is the similarly thin piece of paper that transfers property from one party to another. It has to meet specific requirements in order to be valid, and different types of deeds are drawn up for different types of transactions. Pretty heavy for something that could just as easily have been a paper airplane, huh?</p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Identify the elements of a deed in Georgia.</li> <li>• Differentiate between types of deeds in Georgia.</li> <li>• Identify the ways in which real estate property is conveyed in Georgia.</li> </ul>
1	<b>Unit 1: Elements of a Deed (91 minutes)</b> <ul style="list-style-type: none"> <li>• Deeds</li> </ul>	<p><b>Unit Introduction:</b></p> <p>What makes a deed official? What does a deed need to specifically say? What are the different types of deeds? What does a deed guarantee? We’ll get into all of that next.</p> <p>Unit objectives:</p> <ul style="list-style-type: none"> <li>• Identify the elements of a Georgia deed.</li> <li>• Differentiate between different types of deeds.</li> <li>• Identify the five covenants and warranties commonly used in deeds.</li> </ul>
5	<b>Definition and Purpose of a Deed (REUSE)</b>  Explain what Statute of Frauds	<p><b>Reuse NY lesson Definition and Purpose of a Deed.</b></p> <ul style="list-style-type: none"> <li>• Create a text slide that sets the context for the lesson.</li> </ul>

	<p>is</p> <p>Explain what a deed is (from NY lesson)</p> <p><b>Glossary term:</b></p> <ul style="list-style-type: none"> <li>• Statute of frauds</li> <li>• Deed</li> </ul> <p>[Source: Georgia Real Estate: An Introduction to the Profession, Ch. 5, p. 86]</p>	<ul style="list-style-type: none"> <li>• Create a true/false inquiry that asks the students to review a statement about statute of frauds and determine whether it is true or false.</li> <li>• Create a true/false inquiry that asks the students to identify whether the statements related to deeds are true or false.</li> </ul> <p><b>Use resource:</b>  Definition and Purpose of a Deed  <a href="https://theceshop.sharepoint.com/Project%20X/NY/_layouts/15/WopiFrame.aspx?sourcedoc=%7B6A633D0F-A115-46B5-83E3-C9B89CF7661C%7D&amp;file=Definition-and-Purpose-of-a-Deed.docx&amp;action=default">https://theceshop.sharepoint.com/Project%20X/NY/_layouts/15/WopiFrame.aspx?sourcedoc=%7B6A633D0F-A115-46B5-83E3-C9B89CF7661C%7D&amp;file=Definition-and-Purpose-of-a-Deed.docx&amp;action=default</a></p>
15	<p><b>Required Elements of a Deed in Georgia (NEW)</b></p> <p>Identify the elements necessary to convey land and building ownership rights from one person to another?</p> <ul style="list-style-type: none"> <li>• Name of grantor</li> <li>• Name of grantee</li> <li>• Legal Description</li> <li>• Granting Clause</li> </ul> <p><b>Glossary terms:</b></p> <ul style="list-style-type: none"> <li>• Grantor</li> <li>• Grantee</li> <li>• Legal description</li> <li>• Granting clause</li> </ul> <p>[Source: Georgia Real Estate: An Introduction to the Profession, Ch. 5, pp. 86-88]</p>	<p><b>Leverage Elements of a Maryland Deed resource but modify for Georgia as follows:</b></p> <ul style="list-style-type: none"> <li>• Change title to Required Elements of a Deed in Georgia</li> <li>• Remove all reference to Maryland and MD-specific information</li> <li>• To “Grantor name” bullet, add “The person who has the legal capacity to contract and convey. This is usually the seller but could be an executor, administrator, sheriff, or person giving a gift.”</li> <li>• To “Grantee Name” bullet, add “The receiver of the deed, usually the buyer. The grantee must be clearly identified but is not required to have full legal capacity.”</li> <li>• Remove second bullet – “Be executed...”</li> <li>• Remove 4th bullet “Be prepared.”</li> <li>• Change bullet 8 to “Any restrictions or exceptions to the deed”</li> <li>• Change “Acknowledgement of a witness” bullet to “Signature of the grantor”</li> <li>• Remove last bullet “Special local documentary...”</li> </ul> <p><b>Resource:</b>  <a href="https://theceshop.sharepoint.com/Project%20X/GApre/Shared%20Documents/GA%20Pre%20Transferring%20Title%20in%20Georgia/Resources/Original%20Resources/required-elements-of-a-deed-in-georgia.docx?d=w5c4c1de161e04790adcb791ce40550e7">https://theceshop.sharepoint.com/Project%20X/GApre/Shared%20Documents/GA%20Pre%20Transferring%20Title%20in%20Georgia/Resources/Original%20Resources/required-elements-of-a-deed-in-georgia.docx?d=w5c4c1de161e04790adcb791ce40550e7</a></p> <p>Create a text slide that sets the context for the lesson.</p> <p>Create a multiple choice question that asks which option is not an example of a grantor.</p>

		<p>Create a multiple choice question that asks which option is not an example of a grantee.</p> <p>Create a true/false inquiry for the following statement, “A grantee must be clearly identified but is not required to have full legal capacity” (T).</p> <p>Create a true/false inquiry that asks the students to review a statement and identify whether it’s the grantor or grantee.</p> <p>Create a multiple choice inquiry that asks students to identify what is included in a “legal property description”.</p> <p>Create a true/false inquiry that asks the students to identify what the meaning of <i>granting clause</i>.</p>
5	<b>Study Sheet for Transfer of Title in Georgia</b>	Create a text slide that introduces the study sheet and that urges the learner to review it now and reference it in the future.
6	<b>Flashcard set for Transfer of Title in Georgia</b>	

182 minutes/ 3 hours

### **Commission Outline for Transferring Title in Georgia**

#### **180 Minutes**

- Deeds
- Conveyance after Death
- Adverse Possession
- Ownership by Accession
- Public Grant
- Dedication
- Forfeiture of Title
- Alienation of Title
- Court-ordered Sale