Before Listing an Inherited Property
Georgia Real Estate Decision Checklist

1. Ownership Is Clear

Confirm who legally owns the property under Georgia deed records, including verifying prior transfers, divisions, or modifications.

2. Probate Status Is Understood

Determine whether probate is required in Georgia and identify the executor or personal representative with authority to sell.

3. Title History Has Been Reviewed

Review deed history for partial interests, multiple heirs, or unresolved ownership questions that could delay a sale.

4. Timing and Strategy Are Aligned

Align expectations around probate timelines and decide whether preparation now or waiting creates the best outcome.

5. Decision Clarity Before Action

Model likely net proceeds, understand tradeoffs, and confirm that selling now aligns with personal and financial goals.

Important Note: This checklist is not legal advice. Probate and legal matters in Georgia should always be handled by a Georgia-licensed attorney. This document is intended to help identify questions and considerations before listing an inherited or estate property.

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