

**Prepared By and Return To:**

Nu World Title, LLC  
Attn: Lola Simpson  
6337 SW 40th St  
Miami, FL 33155

Order No.: 22BR-3210

Property Appraiser's Parcel I.D. (folio) Number:  
03-4117-008-3420

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED executed December 1, 2022, by Emilio F. Solernou, a single man and Maria Dolores Solernou, a married woman, (the "First Party"), to DFC Investments LLC, a Florida limited liability company whose post office address is 8428 SW 40 ST, Miami, Florida 33155, (the "Second Party") (wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

The East 1/2 of Lot 6, all of Lot 7, and the West 1/2 of Lot 8, Block 21, CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

**Said property described in this instrument is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. Grantor maintains his/her homestead at 1893 Milboro Dr., Rockville, MD 20854.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

*Emilio F. Solernou*  
Emilio F. Solernou

*Danny Quintero*  
Witness Signature

Danny Quintero  
Printed Name of First Witness

*Maria Dolores Solernou*  
Maria Dolores Solernou

*Lca*  
Witness Signature

**Grantor Address:**  
1893 Milboro Dr.  
Rockville, MD 20854

Lca  
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, this 2nd day of December, 2022, by Emilio F. Solernou and Maria Dolores Solernou, who is / are personally known to me or  who has produced Maryland DL & FLDL as identification.

*Danny Quintero*  
Notary Public

Print Name: Danny Quintero

My Commission Expires:

(Seal)

